

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** Fauntleroy / 17

**Previous Physical Inspection:** 2004

**Improved Sales:**

Number of Sales: 422

Range of Sale Dates: 1/2003 - 12/2004

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2004 Value</b>	\$159,300	\$194,100	\$353,400	\$385,500	91.7%	10.38%
<b>2005 Value</b>	\$169,800	\$211,300	\$381,100	\$385,500	98.9%	10.09%
<b>Change</b>	+\$10,500	+\$17,200	+\$27,700		+7.2%	-0.29%
<b>% Change</b>	+6.6%	+8.9%	+7.8%		+7.9%	-2.79%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.29% and -2.79% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2004 Value</b>	\$178,200	\$186,800	\$365,000
<b>2005 Value</b>	\$190,300	\$205,900	\$396,200
<b>Percent Change</b>	+6.8%	+10.2%	+8.5%

Number of one to three unit residences in the Population: 3974

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a single family non-waterfront home with one improvement built or renovated after 1980, those homes in good condition, those homes impacted by traffic noise had a higher average ratio (assessed value/sales price) than other improvements, so the formula adjusts these upward less than others. However, homes built or renovated before 1941 had a lower average ratio than other improvements and the formula adjusts these upward more than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

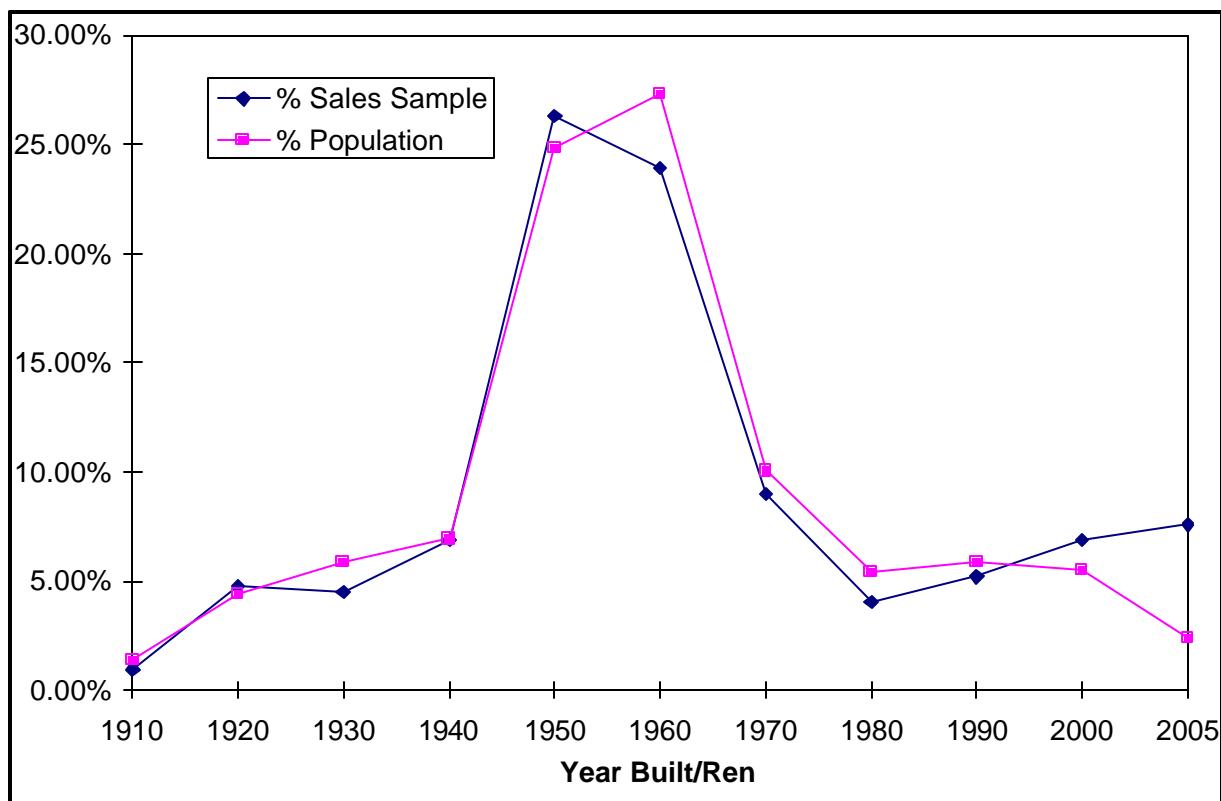
## **Sales Sample Representation of Population - Year Built / Renovated**

### **Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	4	0.95%
1920	20	4.74%
1930	19	4.50%
1940	29	6.87%
1950	111	26.30%
1960	101	23.93%
1970	38	9.00%
1980	17	4.03%
1990	22	5.21%
2000	29	6.87%
2005	32	7.58%
	422	

### **Population**

Year Built/Ren	Frequency	% Population
1910	55	1.38%
1920	176	4.43%
1930	233	5.86%
1940	276	6.95%
1950	988	24.86%
1960	1086	27.33%
1970	400	10.07%
1980	215	5.41%
1990	233	5.86%
2000	218	5.49%
2005	94	2.37%
	3974	



Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

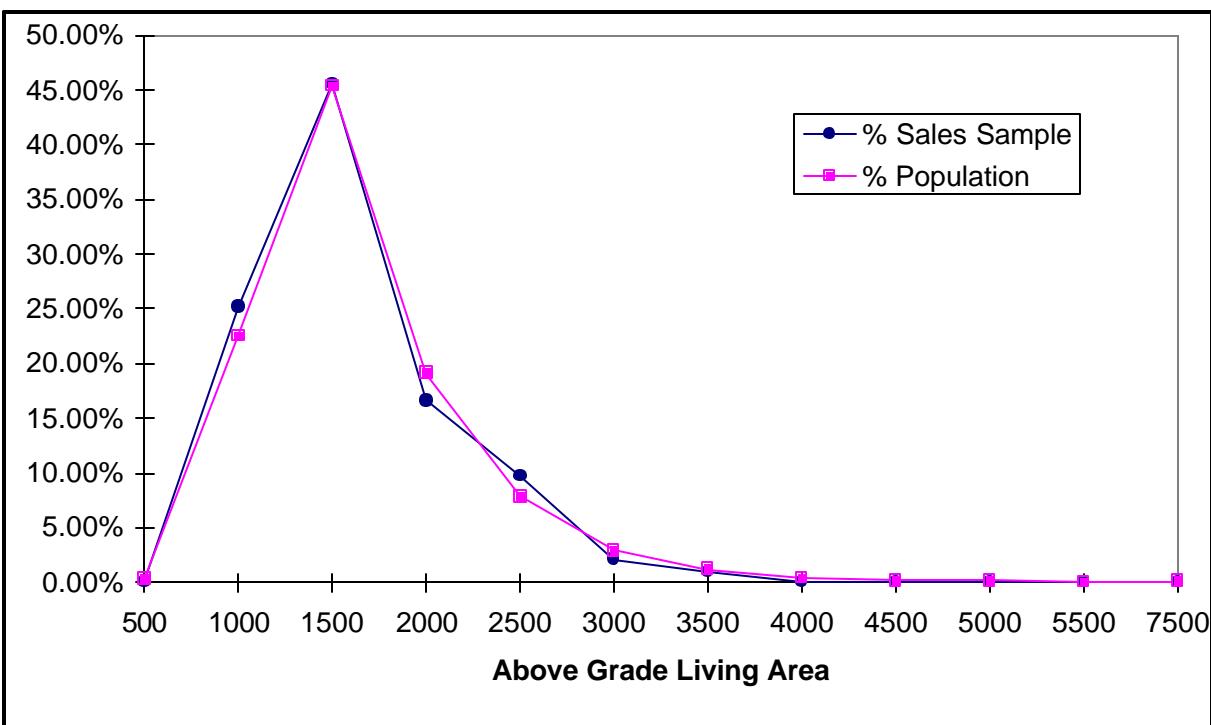
## **Sales Sample Representation of Population - Above Grade Living Area**

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	106	25.12%
1500	192	45.50%
2000	70	16.59%
2500	41	9.72%
3000	9	2.13%
3500	4	0.95%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	422	

**Population**

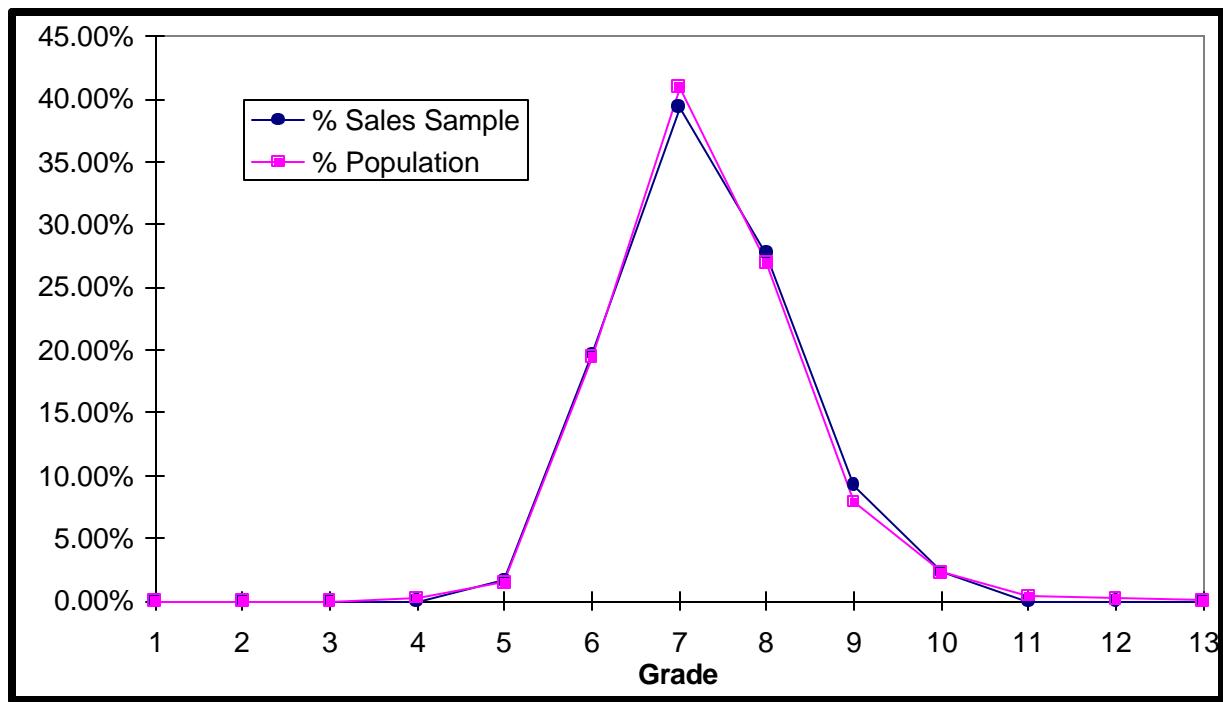
AGLA	Frequency	% Population
500	11	0.28%
1000	894	22.50%
1500	1802	45.34%
2000	760	19.12%
2500	310	7.80%
3000	116	2.92%
3500	47	1.18%
4000	16	0.40%
4500	6	0.15%
5000	6	0.15%
5500	2	0.05%
7500	4	0.10%
	3974	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

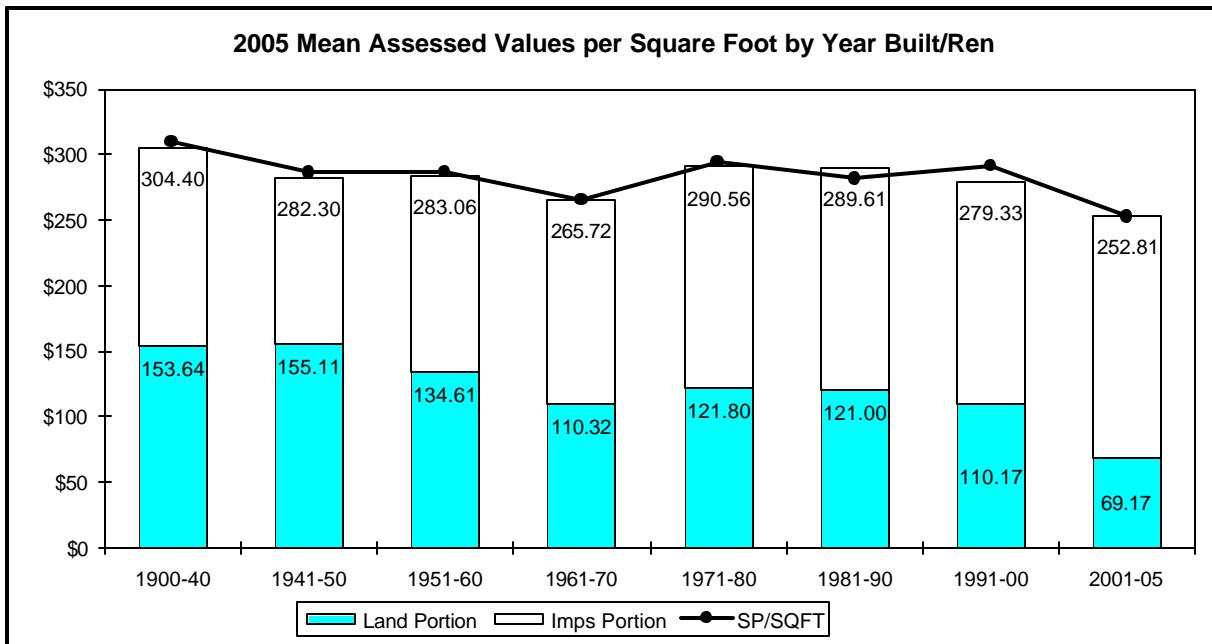
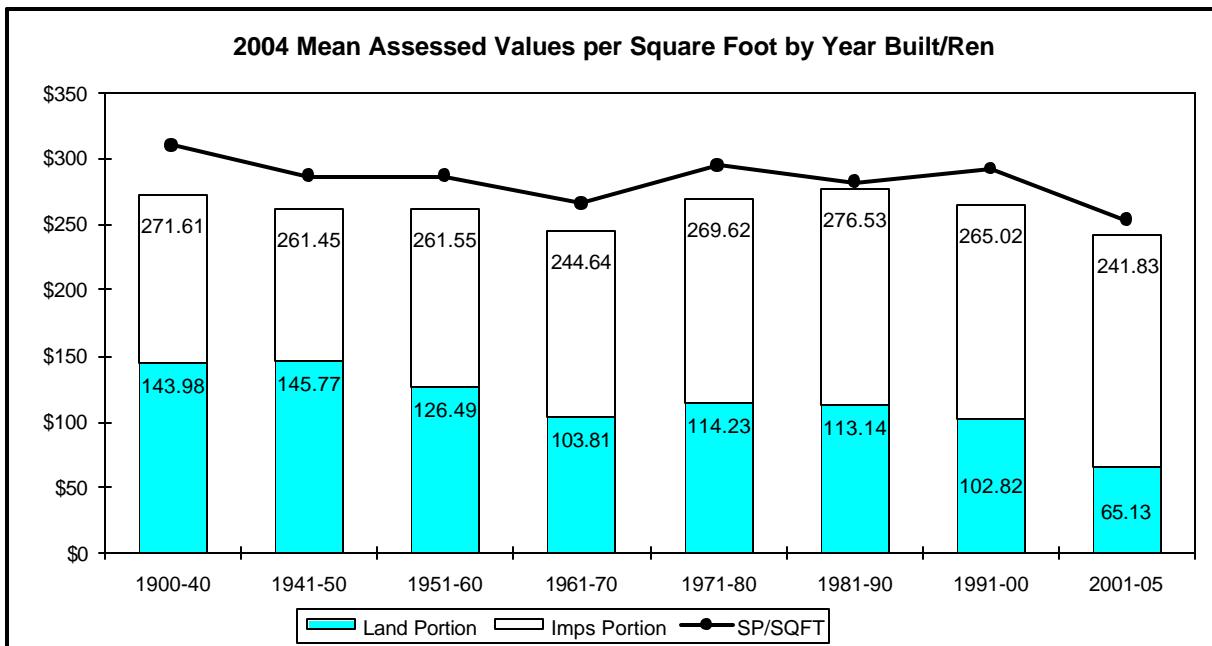
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.03%
4	0	0.00%	4	10	0.25%
5	7	1.66%	5	59	1.48%
6	83	19.67%	6	773	19.45%
7	166	39.34%	7	1627	40.94%
8	117	27.73%	8	1072	26.98%
9	39	9.24%	9	315	7.93%
10	10	2.37%	10	90	2.26%
11	0	0.00%	11	17	0.43%
12	0	0.00%	12	8	0.20%
13	0	0.00%	13	2	0.05%
	422			3974	



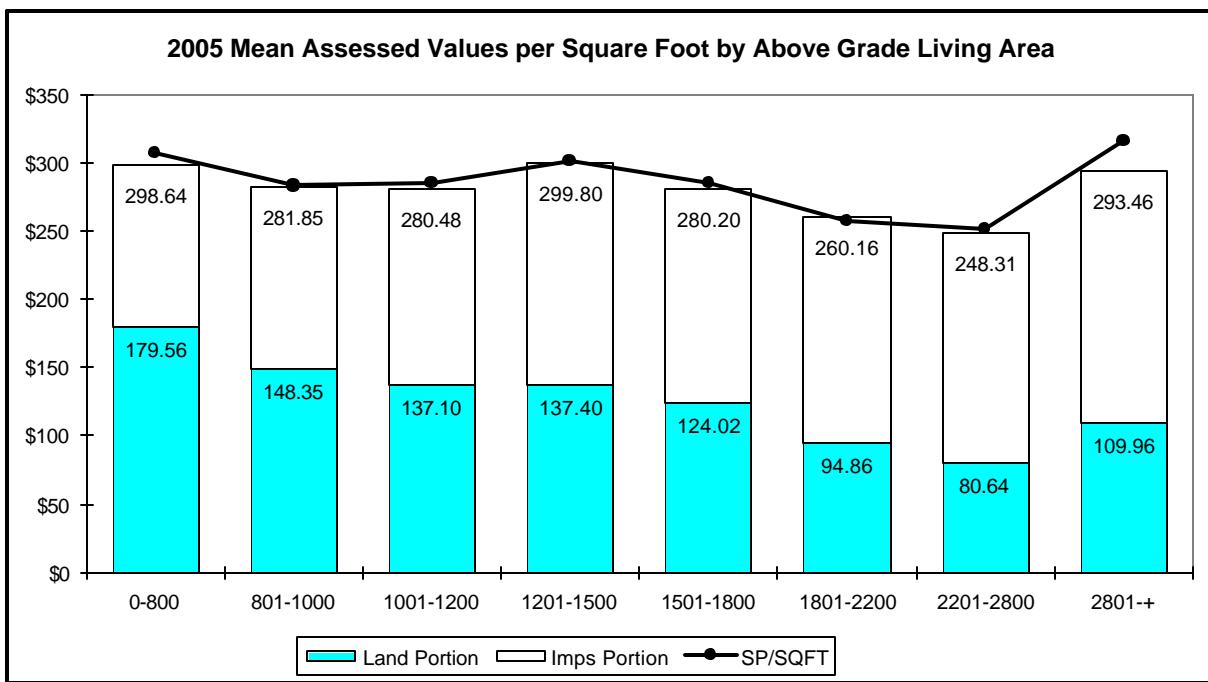
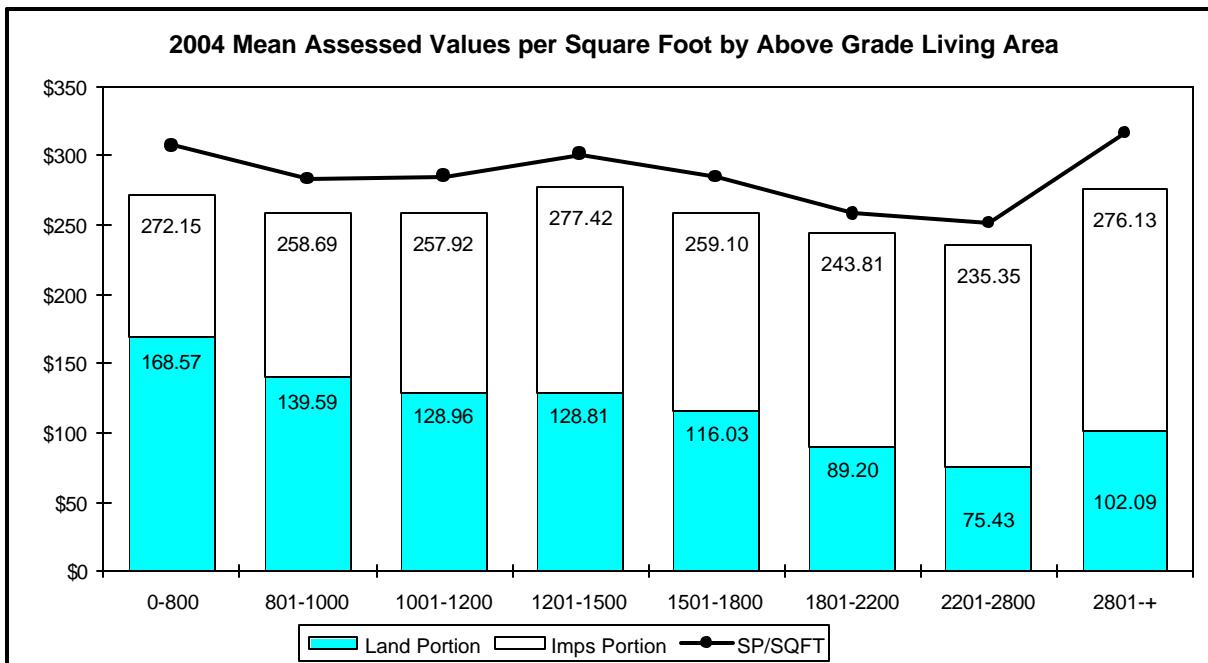
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Year Built / Renovated**



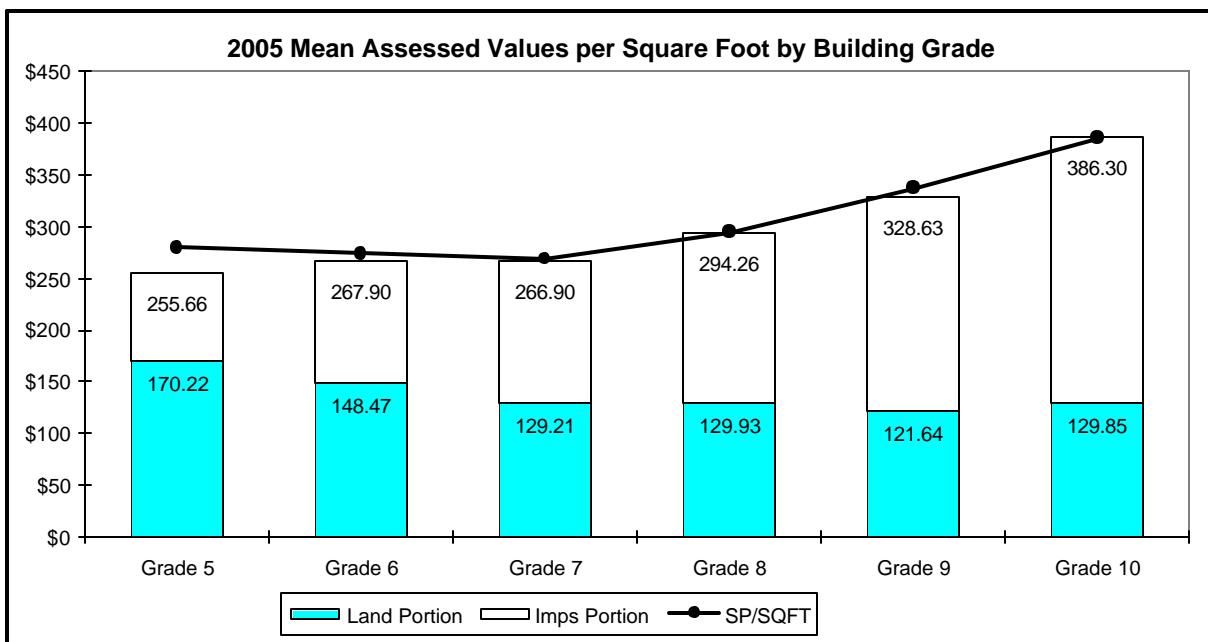
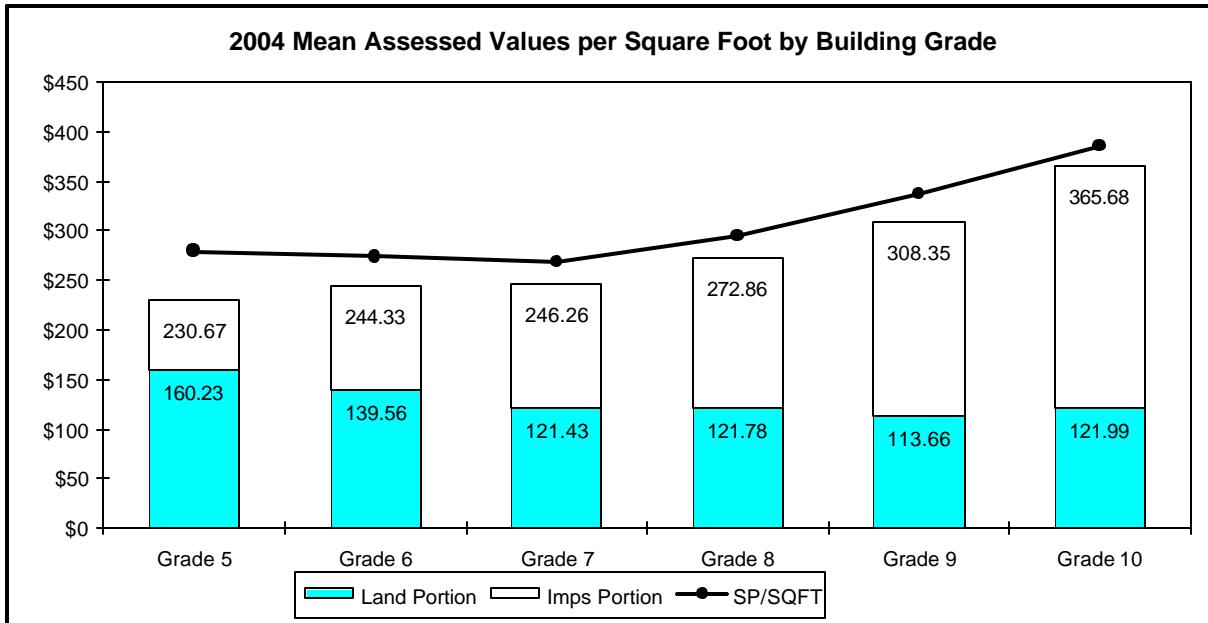
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Above Grade Living Area**

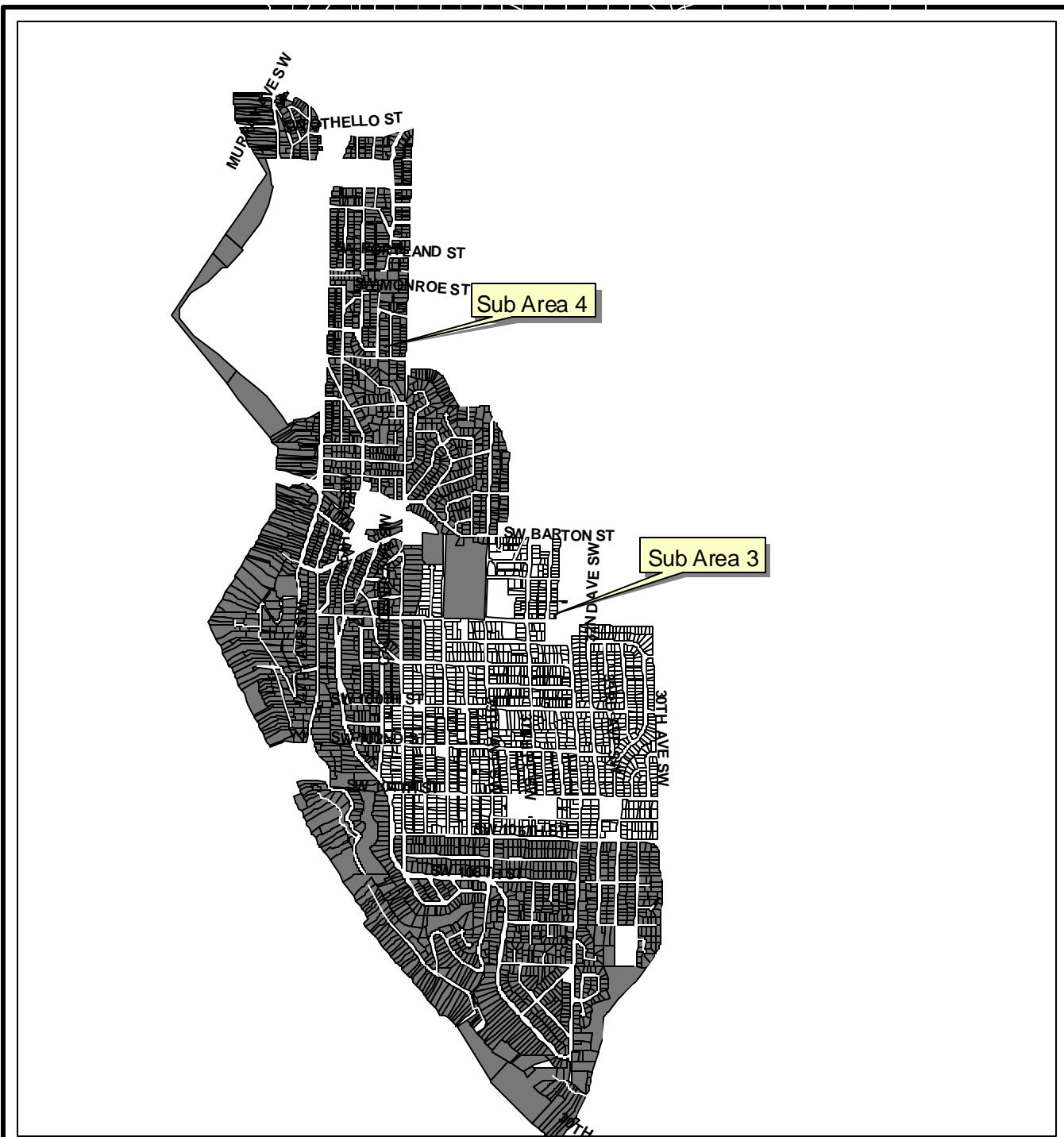


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There were minimum representation of homes more than 2800 sqft. in sales sample.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Building Grade**

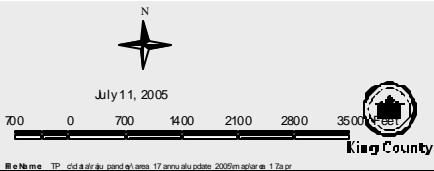


These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



## Area 17 Fauntleroy

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### Legend

	Wc streets.shp
	Area 17.shp
	003
	004

# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

A scarcity of land sale (3 usable land sales) in area 17 made it problematic to develop adjustments to previous land value based on land sales alone. So, based on the 3 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 6.64% increase in land assessments for non-waterfront parcels and 9.69% for waterfront (Waterfront footage >0) parcels in the area for the 2005 Assessment Year. The formula is:

$$\begin{aligned} \text{2005 Land Value (Non-Waterfront)} &= \text{2004 Land Value} \times 1.064, \\ \text{2005 Land Value (Waterfront Parcel)} &= \text{2004 Land Value} \times 1.0969 \\ \text{With the result rounded down to the next \$1,000.} \end{aligned}$$

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 422 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a single family non-waterfront home with one improvement built or renovated after 1980, those homes in good condition, those homes impacted by traffic noise had a higher average ratio (assessed value/sales price) than other improvements, so the formula adjusts these upward less than others. However, homes built or renovated before 1941 had a lower average ratio than other improvements and the formula adjusts these upward more than others thus improving equalization.

## **Improved Parcel Update (continued)**

The derived adjustment formula is:

2005 Total Value = 2004 Total Value / (0.9116086 + (0.04130461 if waterfront footage =0, Year built or renovated >1980) + (0.02416496 if Waterfront footage =0, building condition =4) + (0.02431829 if waterfront footage =0, traffic noise >0) – (0.03859013 if waterfront footage =0, Year built or renovation less than or equal to 1940))

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value based on waterfront designation + Previous Improvement Value \* 1.089)  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value based on waterfront designation + Previous Improvement Value \* 1.089).  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.  
\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).  
\*If residential properties exist on commercially zoned land, there is no change from previous value. (2005 total value = 2004 total value)

## **Mobile Home Update**

There are no mobile homes in area 17.

## **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 17 Annual Update Model Adjustments

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

9.70%

<b>Year Built or Renovation 1900- 1940</b>	<b>Yes</b>
% Adjustment	4.85%
<b>Year Built or Renovation 1981- 2004</b>	<b>Yes</b>
% Adjustment	-4.75%
<b>Building Condition Good</b>	<b>Yes</b>
% Adjustment	-2.83%
<b>Traffic Noise Impact</b>	<b>Yes</b>
% Adjustment	-2.85%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a single family home built or renovated during 1900-1940 would *approximately* receive a 14.5% upward adjustment (9.70% Overall+ 4.85% year built or renovated 1900-1940). Approximately, 362 parcels would get this adjustment.

A single family home built or renovated during 1981-2004 would approximately receive a 4.95% upward adjustment (9.70% overall - 4.75% year built or renovated 1981-2004). Approximately, 401 parcels would get this adjustment.

A single family home in good condition would receive 6.87% upward adjustment. Approximately, 490 homes would get this adjustment.

A single family home with traffic noise impact would receive 6.85% upward adjustment. Approximately, 277 parcels would get this adjustment.

49% of the population including waterfront parcels of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 17 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 98.9.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	7	0.829	0.918	10.7%	0.808	1.027
6	83	0.891	0.976	9.5%	0.954	0.999
7	166	0.917	0.993	8.3%	0.977	1.009
8	117	0.926	0.997	7.7%	0.979	1.015
9	39	0.915	0.974	6.4%	0.946	1.003
10	10	0.937	0.989	5.5%	0.944	1.033
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1940	72	0.881	0.986	11.9%	0.959	1.013
1941-1950	111	0.914	0.986	8.0%	0.968	1.005
1951-1960	101	0.914	0.989	8.2%	0.968	1.011
1961-1970	38	0.916	0.995	8.7%	0.960	1.030
1971-1980	17	0.922	0.996	8.1%	0.944	1.048
1981-1990	22	0.981	1.026	4.6%	0.995	1.057
1991-2000	29	0.903	0.952	5.5%	0.919	0.986
2001 - +	32	0.958	1.001	4.6%	0.978	1.025
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	2	0.910	1.021	12.1%	-0.103	2.145
Good	122	0.928	0.998	7.5%	0.981	1.014
Very Good	18	0.893	0.985	10.3%	0.936	1.034
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	303	0.909	0.985	8.4%	0.973	0.997
2.5	3	0.938	0.998	6.4%	0.734	1.261
3	3	0.921	0.997	8.3%	0.809	1.185
Traffic Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	351	0.914	0.989	8.1%	0.978	0.999
Y	71	0.932	0.988	6.0%	0.964	1.012

## Area 17 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 98.9.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

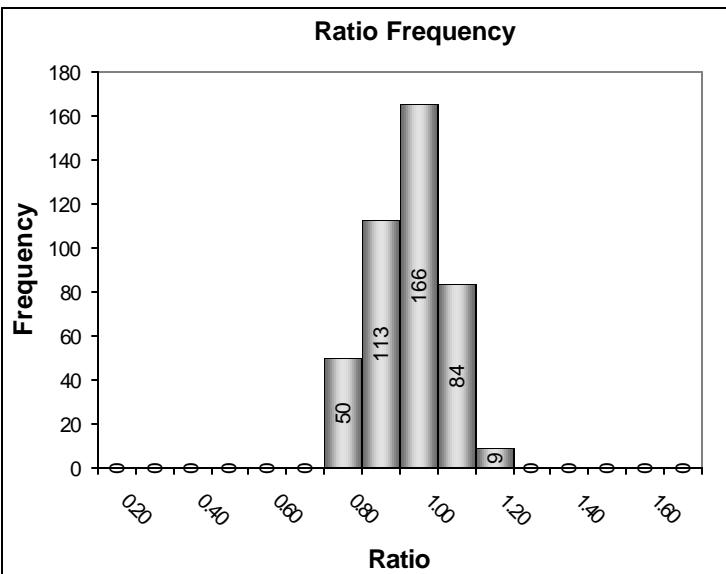
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0-800	45	0.888	0.973	9.7%	0.943	1.004
801-1000	61	0.913	0.994	8.9%	0.964	1.025
1001-1200	89	0.903	0.982	8.8%	0.960	1.005
1201-1500	103	0.921	0.995	8.0%	0.976	1.014
1501-1800	47	0.910	0.984	8.1%	0.957	1.012
1801-2200	38	0.946	1.010	6.7%	0.981	1.039
2201-2800	34	0.934	0.986	5.5%	0.957	1.015
2801 - +	5	0.876	0.930	6.2%	0.851	1.009
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	276	0.914	0.986	7.9%	0.974	0.997
Y	146	0.920	0.991	7.7%	0.974	1.009
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	412	0.918	0.989	7.7%	0.979	0.999
Y	10	0.898	0.985	9.6%	0.910	1.060
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
3	162	0.920	0.993	8.0%	0.979	1.008
4	260	0.916	0.987	7.8%	0.974	1.000
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0-5000	62	0.916	0.982	7.2%	0.957	1.007
5001-6000	65	0.929	1.000	7.6%	0.972	1.028
6001-7000	80	0.919	0.992	7.9%	0.970	1.014
12001-18000	22	0.906	0.983	8.5%	0.938	1.028
8001-9000	63	0.914	0.988	8.1%	0.962	1.014
7001-8000	76	0.912	0.982	7.7%	0.959	1.006
9001-12000	45	0.904	0.977	8.1%	0.951	1.003
18001- +	9	0.961	1.035	7.6%	0.954	1.116

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> WC / Team - 3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 6/30/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>Area 17</b>	<b>Appr ID:</b> RPAN	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 422			
<b>Mean Assessed Value</b>	353,400		
<b>Mean Sales Price</b>	385,500		
<b>Standard Deviation AV</b>	174,335		
<b>Standard Deviation SP</b>	194,386		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.924		
<b>Median Ratio</b>	0.935		
<b>Weighted Mean Ratio</b>	0.917		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.700		
<b>Highest ratio:</b>	1.138		
<b>Coefficient of Dispersion</b>	8.35%		
<b>Standard Deviation</b>	0.096		
<b>Coefficient of Variation</b>	10.38%		
<b>Price Related Differential (PRD)</b>	1.008		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.920		
<i>Upper limit</i>	0.947		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.915		
<i>Upper limit</i>	0.933		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	3974		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.096		
<b>Recommended minimum:</b>	15		
<b>Actual sample size:</b>	422		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	196		
# ratios above mean:	226		
<i>Z:</i>	1.460		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



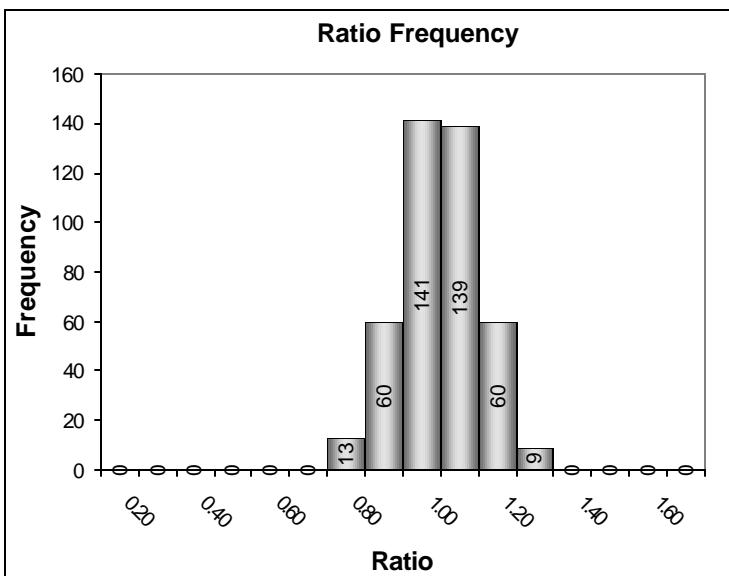
**COMMENTS:**

1 to 3 Unit Residences throughout area 17.

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> WC / Team - 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 6/30/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>Area 17</b>	<b>Appr ID:</b> RPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	422		
<b>Mean Assessed Value</b>	381,100		
<b>Mean Sales Price</b>	385,500		
<b>Standard Deviation AV</b>	185.876		
<b>Standard Deviation SP</b>	194.386		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.999		
<b>Median Ratio</b>	1.000		
<b>Weighted Mean Ratio</b>	0.989		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.767		
<b>Highest ratio:</b>	1.246		
<b>Coefficient of Dispersion</b>	8.18%		
<b>Standard Deviation</b>	0.101		
<b>Coefficient of Variation</b>	10.09%		
<b>Price Related Differential (PRD)</b>	1.010		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.988		
<i>Upper limit</i>	1.012		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.989		
<i>Upper limit</i>	1.008		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	3974		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.101		
<b>Recommended minimum:</b>	16		
<b>Actual sample size:</b>	422		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	210		
# ratios above mean:	212		
<b>Z:</b>	0.097		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

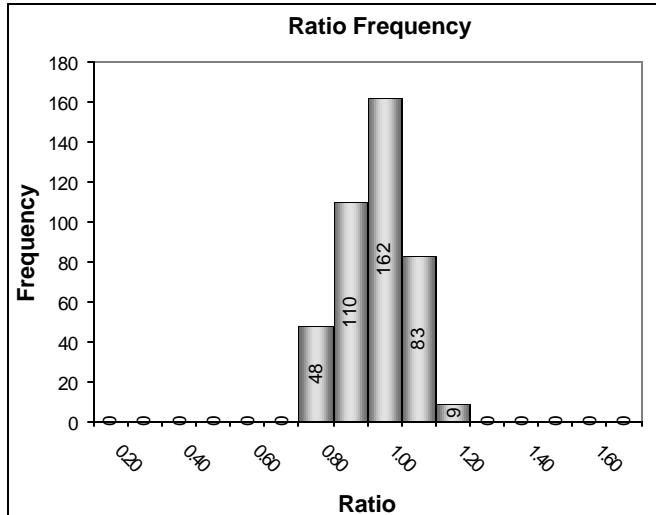
1 to 3 Unit Residences throughout area 17.

Both assessment level and uniformity have been improved by application of the recommended values.

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> WC / Team - 3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 6/30/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> Area 17(Non Waterfront)	<b>Appr ID:</b> RPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 412 <b>Mean Assessed Value</b> 339,200 <b>Mean Sales Price</b> 369,400 <b>Standard Deviation AV</b> 148,546 <b>Standard Deviation SP</b> 163,363			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.924 <b>Median Ratio</b> 0.935 <b>Weighted Mean Ratio</b> 0.918			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.700 <b>Highest ratio:</b> 1.138 <b>Coefficient of Dispersion</b> 8.36% <b>Standard Deviation</b> 0.096 <b>Coefficient of Variation</b> 10.39%			
<b>PRICE RELATED DIFFERENTIAL (PRD)</b> 1.006			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.920 Upper limit 0.947			
<b>95% Confidence: Mean</b> Lower limit 0.915 Upper limit 0.933			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 3813 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.096 <b>Recommended minimum:</b> 15 <b>Actual sample size:</b> 412 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 191 # ratios above mean: 221 Z: 1.478 <b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



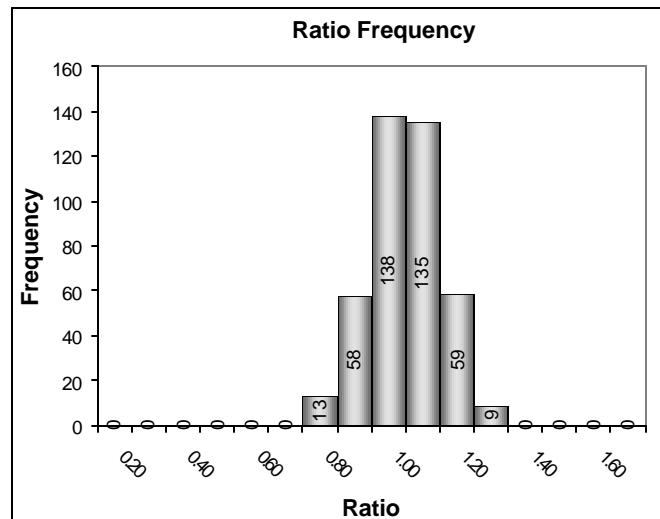
### COMMENTS:

1 to 3 Unit Residences throughout area 17(Non-Waterfront).

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> WC / Team - 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 6/30/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> Area 17(Non Waterfront)	<b>Appr ID:</b> RPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 412 <b>Mean Assessed Value</b> 365,300 <b>Mean Sales Price</b> 369,400 <b>Standard Deviation AV</b> 155.846 <b>Standard Deviation SP</b> 163,363			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.998 <b>Median Ratio</b> 1.000 <b>Weighted Mean Ratio</b> 0.989			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.767 <b>Highest ratio:</b> 1.246 <b>Coefficient of Dispersion</b> 8.18% <b>Standard Deviation</b> 0.101 <b>Coefficient of Variation</b> 10.10%			
<b>PRICE RELATED DIFFERENTIAL (PRD)</b> 1.010			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> <i>Lower limit</i> 0.988 <i>Upper limit</i> 1.012 <b>95% Confidence: Mean</b> <i>Lower limit</i> 0.989 <i>Upper limit</i> 1.008			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 3813 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.101 <b>Recommended minimum:</b> 16 <b>Actual sample size:</b> 412			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> <i># ratios below mean:</i> 205 <i># ratios above mean:</i> 207 <i>Z:</i> 0.099 <b>Conclusion:</b> <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

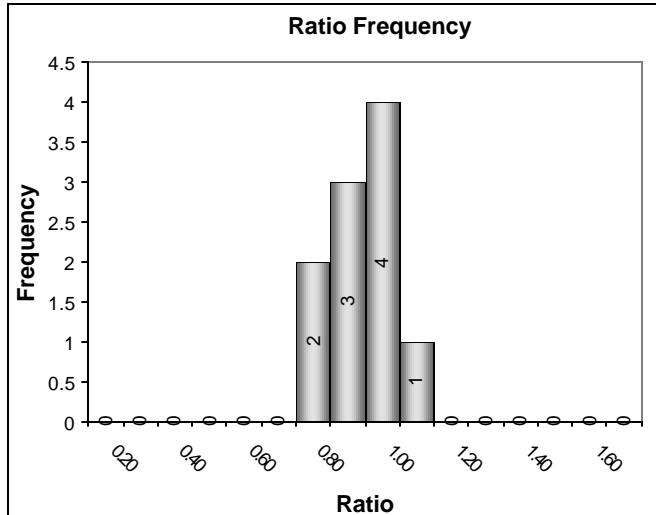
1 to 3 Unit Residences throughout area 17(Non-Waterfront).

Both assessment level and uniformity have been improved by application of the recommended values.

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> WC / Team - 3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 6/30/2005	<b>Sales Dates:</b> 1/2003 - 12/2004								
<b>Area</b> Area 17( Waterfront)	<b>Appr ID:</b> RPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No								
<b>SAMPLE STATISTICS</b>											
<p><b>Sample size (n)</b> 10</p> <p><b>Mean Assessed Value</b> 941,500</p> <p><b>Mean Sales Price</b> 1,048,000</p> <p><b>Standard Deviation AV</b> 143,067</p> <p><b>Standard Deviation SP</b> 222,086</p>											
<b>ASSESSMENT LEVEL</b>											
<p><b>Arithmetic Mean Ratio</b> 0.912</p> <p><b>Median Ratio</b> 0.931</p> <p><b>Weighted Mean Ratio</b> 0.898</p>											
<b>UNIFORMITY</b>											
<p><b>Lowest ratio</b> 0.748</p> <p><b>Highest ratio:</b> 1.058</p> <p><b>Coefficient of Dispersion</b> 8.11%</p> <p><b>Standard Deviation</b> 0.096</p> <p><b>Coefficient of Variation</b> 10.49%</p> <p><b>Price Related Differential (PRD)</b> 1.015</p>											
<b>RELIABILITY</b>											
<p><b>95% Confidence: Median</b></p> <table> <tr> <td><b>Lower limit</b></td> <td>0.781</td> </tr> <tr> <td><b>Upper limit</b></td> <td>0.990</td> </tr> </table> <p><b>95% Confidence: Mean</b></p> <table> <tr> <td><b>Lower limit</b></td> <td>0.853</td> </tr> <tr> <td><b>Upper limit</b></td> <td>0.971</td> </tr> </table>				<b>Lower limit</b>	0.781	<b>Upper limit</b>	0.990	<b>Lower limit</b>	0.853	<b>Upper limit</b>	0.971
<b>Lower limit</b>	0.781										
<b>Upper limit</b>	0.990										
<b>Lower limit</b>	0.853										
<b>Upper limit</b>	0.971										
<b>SAMPLE SIZE EVALUATION</b>											
<p><b>N (population size)</b> 161</p> <p><b>B (acceptable error - in decimal)</b> 0.05</p> <p><b>S (estimated from this sample)</b> 0.096</p> <p><b>Recommended minimum:</b> 14</p> <p><b>Actual sample size:</b> 10</p> <p><b>Conclusion:</b> N/A</p>											
<b>NORMALITY</b>											
<p><b>Binomial Test</b></p> <table> <tr> <td># ratios below mean:</td> <td>5</td> </tr> <tr> <td># ratios above mean:</td> <td>5</td> </tr> </table> <p>Z: 0.000</p> <p><b>Conclusion:</b> Normal*</p>				# ratios below mean:	5	# ratios above mean:	5				
# ratios below mean:	5										
# ratios above mean:	5										
<p>*i.e. no evidence of non-normality</p>											



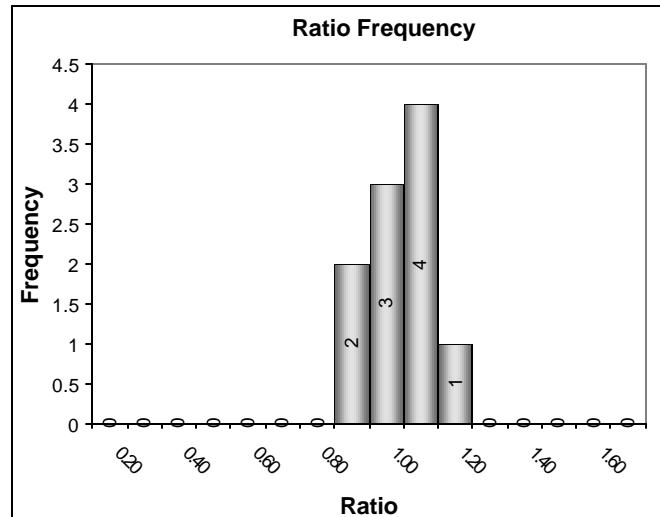
### COMMENTS:

1 to 3 Unit Residences throughout area 17(Waterfront).

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> WC / Team - 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 6/30/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>Area 17( Waterfront)</b>	<b>Appr ID:</b> RPAN	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 10 <b>Mean Assessed Value</b> 1,032,100 <b>Mean Sales Price</b> 1,048,000 <b>Standard Deviation AV</b> 156.988 <b>Standard Deviation SP</b> 222,086			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 1.000 <b>Median Ratio</b> 1.020 <b>Weighted Mean Ratio</b> 0.985			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.820 <b>Highest ratio:</b> 1.160 <b>Coefficient of Dispersion</b> 8.12% <b>Standard Deviation</b> 0.105 <b>Coefficient of Variation</b> 10.50% <b>Price Related Differential (PRD)</b> 1.015			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.856 Upper limit 1.085			
<b>95% Confidence: Mean</b> Lower limit 0.935 Upper limit 1.065			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 161 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.105 <b>Recommended minimum:</b> 17 <b>Actual sample size:</b> 10 <b>Conclusion:</b> N/A			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 5 # ratios above mean: 5 Z: 0.000 <b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 17(Waterfront).

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 17**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	249120	1185	12/21/04	\$ 220,000	590	0	5	1914	3	6300	N	N	9407 36TH AV SW
003	025400	0720	12/06/04	\$ 172,000	620	0	5	1942	3	4256	N	N	10042 40TH AV SW
003	249120	1130	06/09/03	\$ 198,500	670	0	5	1921	5	6300	N	N	9451 36TH AV SW
003	935700	0005	07/28/04	\$ 165,000	680	0	5	1934	3	3500	N	N	10201 35TH AV SW
003	003700	0250	01/29/04	\$ 170,000	710	0	5	1942	4	5418	N	N	9817 35TH AV SW
003	003700	0165	12/05/04	\$ 218,950	750	0	5	1938	4	5320	N	N	3551 SW 98TH ST
003	935700	0315	05/21/03	\$ 182,500	770	0	5	1934	4	5200	N	N	10249 36TH AV SW
003	285860	0003	05/24/04	\$ 130,000	540	0	6	1939	2	3680	N	N	3550 SW 98TH ST
003	678420	0020	04/19/04	\$ 269,250	640	320	6	1941	5	7250	N	N	10223 CALIFORNIA AV SW
003	003700	0630	08/12/03	\$ 183,500	670	0	6	1937	3	5320	N	N	3740 SW 100TH ST
003	745400	0110	04/21/04	\$ 165,000	670	0	6	1942	3	14620	N	N	3010 SW 97TH ST
003	745400	0375	06/23/04	\$ 230,000	670	0	6	1942	3	7490	N	N	3410 SW 100TH ST
003	745400	0555	03/04/03	\$ 159,500	670	0	6	1942	3	6300	N	N	9904 33RD AV SW
003	745400	0670	08/16/04	\$ 215,500	670	0	6	1942	4	6300	N	N	9831 32ND AV SW
003	745400	0790	08/06/04	\$ 200,000	670	0	6	1942	3	6885	N	N	9802 32ND AV SW
003	745400	0910	02/01/03	\$ 179,950	670	0	6	1942	4	6324	N	N	9917 31ST AV SW
003	745400	1090	06/19/03	\$ 184,000	670	100	6	1942	3	6552	N	N	10016 31ST AV SW
003	004900	0077	03/18/04	\$ 194,950	710	0	6	1953	4	7920	N	N	3110 SW 106TH ST
003	745400	0295	06/06/03	\$ 182,000	710	0	6	1942	3	6322	N	N	9703 34TH AV SW
003	745400	0325	04/08/03	\$ 180,000	710	0	6	1942	3	6300	N	N	9801 34TH AV SW
003	745400	0510	03/18/03	\$ 198,000	710	0	6	1942	4	6300	N	N	9831 33RD AV SW
003	745400	0600	10/12/04	\$ 230,000	710	0	6	1942	3	6300	N	N	9722 33RD AV SW
003	289560	0665	01/28/04	\$ 179,500	720	0	6	1948	3	5320	N	N	10217 42ND AV SW
003	935700	0295	07/23/04	\$ 237,215	720	200	6	1938	3	5000	N	N	10245 36TH AV SW
003	003700	0625	12/01/04	\$ 208,000	730	0	6	1948	3	5320	N	N	3736 SW 100TH ST
003	003700	0210	04/02/03	\$ 180,000	740	0	6	1924	3	5360	N	N	3515 SW 98TH ST
003	745400	0060	10/15/04	\$ 182,000	740	0	6	1942	3	6840	N	N	3127 SW ROXBURY ST
003	745400	0190	05/11/04	\$ 189,950	740	0	6	1942	3	6300	N	N	9910 35TH AV SW
003	745400	0215	06/24/03	\$ 195,000	740	140	6	1942	3	6300	N	N	9814 35TH AV SW
003	745400	0660	05/17/04	\$ 190,000	740	0	6	1942	3	6300	N	N	9819 32ND AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 17**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	745400	0765	08/24/04	\$ 205,000	740	0	6	1942	3	6579	Y	N	9828 32ND AV SW
003	745400	0865	12/22/04	\$ 219,499	740	0	6	1942	3	6834	N	N	9807 31ST AV SW
003	745400	0905	02/19/04	\$ 190,000	740	0	6	1942	3	6375	N	N	9911 31ST AV SW
003	745400	1165	03/06/03	\$ 206,500	740	0	6	1942	4	6745	N	N	3203 SW 100TH ST
003	745400	1230	06/15/04	\$ 190,000	740	0	6	1942	3	6300	N	N	10102 34TH AV SW
003	003700	0230	08/10/04	\$ 215,000	770	0	6	1937	4	5445	N	N	9815 35TH AV SW
003	811860	0235	09/26/03	\$ 202,000	770	0	6	1948	3	7980	N	N	10438 41ST AV SW
003	190960	0071	04/23/04	\$ 225,000	780	0	6	1942	4	7316	N	N	3634 SW 102ND ST
003	245840	0090	04/23/03	\$ 210,000	810	190	6	1941	3	6300	N	N	10243 34TH AV SW
003	745400	0270	12/19/03	\$ 189,950	810	0	6	1942	4	8450	N	N	3403 SW ROXBURY ST
003	025400	0530	07/24/03	\$ 202,000	820	0	6	1919	3	4454	N	N	10008 41ST AV SW
003	245840	0015	12/08/04	\$ 231,950	820	0	6	1948	3	6300	N	N	10248 35TH AV SW
003	245840	0030	02/21/03	\$ 177,500	820	0	6	1948	3	6300	N	N	10230 35TH AV SW
003	245840	0040	11/11/04	\$ 279,770	820	820	6	1948	3	6300	N	N	10218 35TH AV SW
003	025400	0425	03/26/04	\$ 289,000	830	700	6	1940	5	7448	N	N	10042 42ND AV SW
003	150480	0076	02/24/04	\$ 220,000	850	0	6	1948	3	5160	N	N	9245 36TH AV SW
003	950510	0055	06/25/03	\$ 180,000	850	0	6	1928	3	8460	N	N	3545 SW 97TH ST
003	285860	0080	12/23/03	\$ 234,800	860	0	6	1934	3	10383	N	N	3611 SW ROXBURY ST
003	245840	0130	10/15/03	\$ 260,000	880	880	6	1941	4	6300	N	N	10236 34TH AV SW
003	745400	0385	11/08/04	\$ 240,000	900	0	6	1942	3	6300	N	N	9916 34TH AV SW
003	745400	0225	03/07/03	\$ 198,000	910	0	6	1942	3	6300	N	N	9802 35TH AV SW
003	811860	0310	03/11/03	\$ 262,550	910	0	6	1941	4	7980	N	N	10401 40TH AV SW
003	245840	0450	04/12/04	\$ 200,000	930	0	6	1954	3	6120	N	N	3009 SW 102ND ST
003	285860	0020	09/01/04	\$ 210,000	930	0	6	1992	3	6500	N	N	3718 SW 98TH ST
003	745400	0565	07/27/04	\$ 233,500	930	0	6	1942	3	6300	N	N	9826 33RD AV SW
003	745400	1085	03/16/04	\$ 245,000	950	220	6	1942	3	7425	N	N	10020 31ST AV SW
003	935700	0025	12/15/03	\$ 225,000	960	0	6	1926	4	7500	N	N	10215 35TH AV SW
003	252580	0005	05/19/03	\$ 194,500	980	0	6	1948	3	6120	N	N	3559 SW 105TH ST
003	935700	0285	07/29/03	\$ 239,500	1020	0	6	1948	5	6000	N	N	10237 36TH AV SW
003	003700	0080	12/03/03	\$ 234,950	1040	0	6	1940	4	5320	N	N	3708 SW 99TH ST
003	745400	1185	05/21/04	\$ 208,850	1060	0	6	1942	3	6360	N	N	10101 32ND AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 17**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	245840	0080	05/19/04	\$ 279,432	1070	0	6	1941	4	6300	N	N	10231 34TH AV SW
003	289560	0645	02/06/03	\$ 214,000	1080	0	6	1938	4	5320	N	N	10233 42ND AV SW
003	745400	1020	12/07/04	\$ 226,950	1080	0	6	1953	3	9920	N	N	10053 30TH AV SW
003	245840	0065	06/01/04	\$ 221,000	1090	0	6	1941	4	6195	N	N	10213 34TH AV SW
003	745400	1190	02/19/04	\$ 222,500	1100	0	6	1942	3	7704	N	N	10107 32ND AV SW
003	003700	0581	08/19/04	\$ 279,950	1110	0	6	1940	3	5346	N	N	9911 37TH AV SW
003	025400	0365	04/09/04	\$ 206,000	1120	0	6	1970	3	5240	N	N	10000 42ND AV SW
003	745400	0475	11/05/04	\$ 239,000	1120	0	6	1942	3	6300	N	N	9725 33RD AV SW
003	259530	0335	09/03/03	\$ 209,000	1160	0	6	1943	3	8400	N	N	3921 SW 97TH ST
003	025400	0305	12/23/04	\$ 375,000	1180	0	6	1912	5	12901	N	N	10041 42ND AV SW
003	312380	0345	05/09/03	\$ 250,000	1190	0	6	1938	3	8768	N	N	9821 39TH AV SW
003	935700	0905	06/26/03	\$ 230,000	1230	0	6	1990	3	6000	N	N	10221 38TH AV SW
003	259530	0400	08/18/04	\$ 251,000	1260	0	6	1936	3	8400	N	N	4026 SW 98TH ST
003	935700	0497	03/24/03	\$ 280,000	1510	0	6	2000	3	3000	N	N	10239 37TH AV SW
003	190960	0008	11/20/03	\$ 203,000	840	0	7	1950	3	7200	N	N	10025 35TH AV SW
003	678420	0010	11/02/04	\$ 275,000	880	120	7	1947	3	7650	N	N	10231 CALIFORNIA AV SW
003	289560	0217	07/03/03	\$ 238,000	900	430	7	1973	3	6650	N	N	10248 41ST AV SW
003	289560	0085	07/23/04	\$ 280,000	920	0	7	1951	3	5368	N	N	3920 SW 104TH ST
003	259780	0110	05/04/04	\$ 325,000	940	310	7	1953	3	10080	N	N	9309 FOREST CT SW
003	312380	0290	10/24/03	\$ 249,000	950	0	7	1949	4	8556	N	N	9830 40TH AV SW
003	025400	0645	08/22/03	\$ 264,950	970	260	7	1942	5	5280	N	N	10019 40TH AV SW
003	249120	1245	06/16/04	\$ 249,000	970	350	7	1951	3	5044	N	N	3516 SW ROXBURY ST
003	745400	0125	04/23/03	\$ 210,000	980	0	7	1957	3	9408	N	N	3104 SW 97TH ST
003	285860	0082	09/10/03	\$ 216,000	990	0	7	1952	3	8460	N	N	3550 SW 97TH ST
003	935700	0755	02/26/03	\$ 232,000	1040	730	7	1958	3	5500	N	N	10259 37TH PL SW
003	935700	0760	02/04/03	\$ 237,500	1040	940	7	1958	3	5300	N	N	10263 37TH PL SW
003	004900	0031	03/11/03	\$ 259,950	1050	0	7	1954	4	8040	N	N	3103 SW 104TH ST
003	190410	0085	07/12/03	\$ 275,000	1060	160	7	1925	3	4750	N	N	3729 SW BARTON ST
003	312380	0070	10/26/04	\$ 275,000	1060	0	7	1950	4	8122	N	N	9847 42ND AV SW
003	190960	0090	02/20/04	\$ 244,950	1070	310	7	1965	3	6240	N	N	10043 35TH AV SW
003	249120	0975	04/24/03	\$ 256,500	1080	0	7	1928	4	5950	N	N	9230 36TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 17**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	935700	0891	05/01/03	\$ 229,000	1080	0	7	1964	3	4500	N	N	10217 38TH AV SW
003	289560	0340	07/07/03	\$ 310,000	1090	800	7	1982	4	5240	N	N	10209 40TH AV SW
003	745400	1350	05/19/03	\$ 249,950	1090	0	7	1942	3	7420	N	N	3419 SW 100TH ST
003	935700	1015	11/20/03	\$ 269,000	1090	240	7	1983	3	4349	N	N	10238 39TH AV SW
003	289560	0280	08/11/04	\$ 335,000	1100	950	7	1956	3	9310	N	N	10249 40TH AV SW
003	004900	0030	09/10/03	\$ 265,000	1110	290	7	1955	3	8040	N	N	3106 SW 105TH ST
003	004900	0071	05/30/03	\$ 265,000	1120	780	7	1985	3	7100	N	N	3119 SW 105TH ST
003	289560	0160	06/18/04	\$ 312,000	1120	0	7	1971	3	4484	N	N	3911 SW 102ND ST
003	259530	0175	04/21/03	\$ 310,000	1130	550	7	1967	3	8100	N	N	9701 41ST AV SW
003	312380	0261	05/15/03	\$ 309,000	1130	570	7	1971	4	8184	N	N	4011 SW 98TH ST
003	289560	0521	11/30/04	\$ 265,000	1140	0	7	1953	4	7714	N	N	10208 CALIFORNIA AV SW
003	003700	0505	09/24/04	\$ 286,000	1160	0	7	1937	3	7980	N	N	3749 SW 99TH ST
003	004900	0082	09/10/04	\$ 310,013	1180	400	7	1955	3	7260	N	N	10508 32ND AV SW
003	190960	0196	03/25/03	\$ 260,000	1180	1180	7	1962	3	5800	N	N	10037 37TH AV SW
003	004900	0070	08/03/04	\$ 235,000	1190	0	7	1944	3	12100	N	N	3036 SW 106TH ST
003	025400	0807	09/13/04	\$ 328,000	1190	900	7	1970	3	4800	N	N	3909 SW 100TH ST
003	245840	0215	08/26/04	\$ 309,000	1190	300	7	1941	4	6300	Y	N	3310 SW 104TH ST
003	811860	0230	08/04/03	\$ 273,000	1190	200	7	1939	4	7980	N	N	10432 41ST AV SW
003	935700	0335	05/06/03	\$ 268,500	1190	260	7	1964	4	4900	N	N	3604 SW 104TH ST
003	190960	0101	03/17/04	\$ 330,000	1210	870	7	1959	4	7200	N	N	10030 36TH AV SW
003	190410	0271	06/30/03	\$ 320,000	1220	920	7	1955	3	6333	N	N	3708 SW CAMBRIDGE ST
003	190410	0095	10/22/03	\$ 279,950	1230	0	7	1926	3	4275	N	N	3721 SW BARTON ST
003	245840	0455	02/23/04	\$ 236,900	1250	0	7	1952	4	6540	N	N	10213 30TH AV SW
003	150480	0101	09/23/03	\$ 289,000	1260	500	7	1955	4	8400	N	N	9212 37TH AV SW
003	312380	0226	02/18/04	\$ 260,000	1260	260	7	1962	3	7440	N	N	4008 SW 100TH ST
003	935700	1045	09/10/04	\$ 315,000	1260	320	7	1958	3	5640	N	N	10224 39TH AV SW
003	190960	0107	06/05/03	\$ 239,000	1320	0	7	1953	3	9000	N	N	10019 37TH AV SW
003	025400	0240	06/02/04	\$ 370,000	1350	260	7	1912	4	10560	N	N	10014 CALIFORNIA AV SW
003	935700	1065	09/12/03	\$ 257,000	1370	0	7	1951	3	5940	N	N	10208 39TH AV SW
003	289560	0540	12/22/04	\$ 305,000	1440	0	7	1951	4	7980	N	N	10220 CALIFORNIA AV SW
003	003700	0335	04/12/04	\$ 312,500	1480	0	7	1960	5	7749	N	N	9908 37TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 17**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	289560	0130	05/29/03	\$ 289,000	1500	0	7	1986	4	5834	N	N	10233 39TH AV SW
003	025400	0490	07/19/04	\$ 345,000	1510	0	7	1929	3	8448	N	N	10023 41ST AV SW
003	025400	0545	10/21/04	\$ 320,000	1620	0	7	1971	3	5280	N	N	10020 41ST AV SW
003	025400	0235	11/14/03	\$ 310,000	1660	0	7	1923	4	5280	N	N	10010 CALIFORNIA AV SW
003	022303	9269	08/13/04	\$ 339,950	1690	0	7	1952	3	5580	Y	N	4303 SW 102ND ST
003	811860	0225	11/16/04	\$ 415,000	1770	0	7	1998	3	7980	N	N	10426 41ST AV SW
003	003700	0055	01/23/03	\$ 272,950	1810	0	7	1991	3	5221	N	N	3711 SW 98TH ST
003	251840	0036	06/07/04	\$ 349,950	1860	0	7	1993	3	7531	N	N	3521 SW 104TH ST
003	259530	0155	06/23/03	\$ 297,500	2190	0	7	1963	3	8296	N	N	4110 SW 98TH ST
003	312380	0295	09/02/03	\$ 305,000	950	380	8	1949	4	8618	N	N	9840 40TH AV SW
003	571560	0005	06/26/03	\$ 251,000	1090	0	8	1952	3	9044	N	N	3802 SW 106TH ST
003	571560	0010	04/09/03	\$ 259,000	1090	0	8	1952	4	9044	N	N	3810 SW 106TH ST
003	533820	0080	10/22/04	\$ 300,000	1220	0	8	1952	3	7560	N	N	10430 35TH AV SW
003	025400	0618	12/20/04	\$ 332,500	1320	1100	8	1966	3	6600	N	N	10033 40TH AV SW
003	025400	0065	10/27/03	\$ 392,000	1470	700	8	1991	3	4800	Y	N	10000 44TH AV SW
003	678420	0048	12/16/03	\$ 382,900	1480	960	8	1968	3	6750	Y	N	10226 44TH AV SW
003	780440	0045	10/13/04	\$ 354,900	1500	1000	8	1971	3	7560	Y	N	10438 34TH AV SW
003	025400	0275	04/20/04	\$ 375,000	1560	0	8	1932	5	5320	N	N	10042 CALIFORNIA AV SW
003	571560	0050	04/15/03	\$ 293,970	1580	0	8	1952	3	9044	N	N	3817 SW 105TH ST
003	259780	0135	11/18/03	\$ 430,000	1750	1480	8	1959	4	10080	N	N	9345 FOREST CT SW
003	150480	0138	03/29/04	\$ 420,000	1870	0	8	1990	3	7217	N	N	9439 37TH AV SW
003	150480	0160	12/30/03	\$ 345,000	1870	0	8	1990	3	7208	N	N	9449 37TH AV SW
003	150480	0170	08/29/03	\$ 369,950	1870	0	8	1990	3	7204	N	N	9459 37TH AV SW
003	935700	0965	04/26/04	\$ 390,000	1970	0	8	2004	3	5000	N	N	10257 38TH AV SW
003	003700	0040	10/24/03	\$ 390,000	2240	0	8	2003	3	5240	N	N	3719 SW 98TH ST
003	003700	0039	11/06/03	\$ 392,000	2240	0	8	2003	3	5240	N	N	3721 SW 98TH ST
003	190960	0046	03/11/04	\$ 385,000	2250	0	8	2000	3	5692	N	N	3553 SW 100TH ST
003	190410	0273	02/27/04	\$ 399,850	2270	0	8	2003	3	4870	N	N	3700 SW CAMBRIDGE ST
003	025400	0320	02/11/04	\$ 389,950	2310	0	8	2003	3	5303	N	N	10033 42ND AV SW
003	025400	0325	02/11/04	\$ 389,950	2310	0	8	2003	3	5297	N	N	10029 42ND AV SW
003	285860	0050	11/14/03	\$ 442,000	2350	0	8	2003	3	7201	N	N	3750 SW 97TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 17**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	285860	0052	03/08/04	\$ 459,000	2350	0	8	2004	3	8940	N	N	9616 39TH AV SW
003	285860	0053	02/10/04	\$ 450,000	2350	0	8	2004	3	7201	N	N	3756 SW 97TH ST
003	285860	0051	03/08/04	\$ 459,000	2490	0	8	2004	3	10338	N	N	9610 39TH AV SW
003	259530	0376	08/04/03	\$ 379,500	2640	0	8	1993	3	8400	N	N	4002 SW 98TH ST
003	259780	0152	10/08/03	\$ 460,000	2160	0	9	2002	3	6331	N	N	4220 SW ROXBURY ST
003	259530	0240	08/13/03	\$ 425,100	2220	0	9	1998	3	9600	N	N	9607 39TH AV SW
003	312380	0136	04/01/04	\$ 439,950	2260	0	9	2001	3	8556	N	N	9840 42ND AV SW
003	932280	0300	05/16/03	\$ 735,000	3420	0	10	2003	3	6695	Y	N	10450 MARINE VIEW DR SW
004	003400	0071	07/28/04	\$ 283,500	600	600	6	1913	3	4000	N	N	4608 SW ROSE ST
004	431570	0700	02/09/04	\$ 215,000	650	0	6	1917	3	1800	N	N	4710 SW OTHELLO ST
004	259420	0405	06/23/04	\$ 309,950	780	780	6	1937	3	7200	N	N	9815 44TH AV SW
004	923890	0800	08/08/03	\$ 240,000	810	0	6	1919	3	4297	Y	N	7608 44TH AV SW
004	259420	0455	07/25/03	\$ 235,000	830	600	6	1930	4	7200	N	N	9848 44TH AV SW
004	248770	0240	08/13/04	\$ 240,000	850	0	6	1944	3	5050	N	N	4535 SW DIRECTOR ST
004	259420	0580	03/17/03	\$ 248,300	870	0	6	1942	4	6480	N	N	9655 CALIFORNIA AV SW
004	923890	0690	06/11/04	\$ 398,000	900	0	6	1913	3	4440	Y	N	7510 44TH AV SW
004	248720	0965	08/09/04	\$ 336,000	940	0	6	1920	4	5000	N	N	9227 47TH AV SW
004	884530	0085	09/24/04	\$ 260,000	1030	0	6	1919	2	4600	N	N	7417 CALIFORNIA AV SW
004	234680	0200	03/24/03	\$ 418,000	1240	410	6	1919	4	10500	Y	N	9667 48TH AV SW
004	248720	0405	06/08/04	\$ 350,000	1240	0	6	1910	4	6750	Y	N	4317 SW FLETCHER ST
004	234680	0140	02/02/04	\$ 1,250,000	1450	0	6	1910	3	17850	Y	Y	9661 50TH AV SW
004	012303	9354	09/29/04	\$ 310,000	1480	0	6	1988	4	12028	N	N	3307 SW 106TH ST
004	248820	0115	07/01/03	\$ 343,500	1770	0	6	1951	4	4000	N	N	4345 SW TRENTON ST
004	809840	0135	03/22/04	\$ 258,000	740	0	7	1943	3	6600	Y	N	4109 SW 106TH ST
004	431670	0130	02/26/03	\$ 299,000	770	400	7	1925	4	3500	N	N	7209 WRIGHT AV SW
004	198120	0170	07/11/03	\$ 790,000	770	610	7	1930	4	17070	Y	Y	7063 BEACH DR SW
004	632900	0575	10/29/03	\$ 200,000	790	0	7	1947	3	12120	N	N	3537 SW 112TH ST
004	923890	0865	09/16/03	\$ 305,000	810	520	7	1944	4	5330	Y	N	7717 CALIFORNIA AV SW
004	003400	0050	02/21/03	\$ 249,000	840	400	7	1912	4	4000	N	N	8036 FAUNTLEROY WY SW
004	248770	0065	10/27/04	\$ 250,000	840	0	7	1955	3	5510	N	N	4521 SW TRENTON ST
004	632900	0310	08/12/04	\$ 275,000	860	0	7	1950	3	8100	N	N	11427 37TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 17**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	432220	0185	07/07/03	\$ 310,000	870	850	7	1929	5	5350	N	N	7312 BLAKE PL SW
004	710000	0095	07/17/03	\$ 254,250	870	0	7	1948	3	8308	N	N	3730 SW 107TH ST
004	710000	0115	08/20/04	\$ 253,500	870	0	7	1948	4	8308	N	N	3706 SW 107TH ST
004	248720	0165	10/08/04	\$ 296,000	890	0	7	1954	3	5000	N	N	9265 44TH AV SW
004	249120	0551	02/20/04	\$ 283,950	900	180	7	1947	3	4736	Y	N	9032 39TH AV SW
004	176960	0120	05/05/04	\$ 284,000	910	0	7	1947	4	6000	N	N	3550 SW 110TH ST
004	431670	0125	06/15/04	\$ 279,300	910	260	7	1925	3	3724	N	N	7236 LEDROIT CT SW
004	710000	0070	06/23/04	\$ 211,500	910	0	7	1948	3	8308	N	N	3731 SW 106TH ST
004	809840	0145	06/15/04	\$ 329,500	910	0	7	1943	4	6600	N	N	4115 SW 106TH ST
004	632900	0675	08/13/03	\$ 250,000	930	0	7	1947	4	14220	N	N	11420 37TH AV SW
004	809840	0255	08/06/03	\$ 320,000	940	0	7	1949	4	8760	Y	N	4120 SW 107TH ST
004	502820	0010	08/12/03	\$ 249,950	960	380	7	1957	3	9900	N	N	11008 35TH AV SW
004	632900	0265	02/21/03	\$ 300,000	960	150	7	1940	4	8100	N	N	11426 MARINE VIEW DR SW
004	632900	0435	03/28/03	\$ 223,450	960	0	7	1947	3	9180	N	N	11211 37TH AV SW
004	632900	0560	11/17/03	\$ 239,500	960	0	7	1947	3	8100	N	N	3611 SW 112TH ST
004	916960	0015	10/26/04	\$ 379,500	960	0	7	1951	3	7950	N	N	8410 FAUNTLEROY PL SW
004	259420	0380	07/31/03	\$ 285,000	970	170	7	1942	3	7200	N	N	9845 44TH AV SW
004	710000	0020	07/31/03	\$ 265,000	970	0	7	1948	4	8308	N	N	3525 SW 106TH ST
004	176960	0158	09/14/04	\$ 220,000	980	0	7	1950	4	8960	Y	N	11015 35TH AV SW
004	916910	0175	12/08/03	\$ 250,000	990	300	7	1952	3	4700	N	N	8647 46TH AV SW
004	632900	0530	04/10/03	\$ 245,000	1010	0	7	1947	4	10020	N	N	11240 37TH AV SW
004	710000	0170	07/13/04	\$ 380,000	1010	1010	7	1948	5	8661	N	N	3511 SW 107TH ST
004	176960	0216	07/02/04	\$ 365,000	1040	520	7	1972	3	6480	N	N	11028 MARINE VIEW DR SW
004	632900	0330	05/07/03	\$ 227,825	1040	0	7	1947	3	8100	N	N	11451 37TH AV SW
004	710000	0065	05/24/04	\$ 232,600	1040	100	7	1948	3	8308	N	N	3725 SW 106TH ST
004	710000	0130	08/25/03	\$ 228,000	1040	0	7	1948	3	8308	Y	N	3614 SW 107TH ST
004	012303	9510	08/30/04	\$ 235,000	1050	0	7	1942	3	9000	N	N	10804 31ST AV SW
004	176960	0042	06/03/04	\$ 335,000	1050	510	7	1948	3	11016	Y	N	3721 SW 108TH ST
004	131530	0085	06/11/03	\$ 388,000	1060	180	7	1940	4	5145	Y	N	7346 44TH AV SW
004	234680	0004	06/14/04	\$ 430,000	1070	810	7	1941	3	8500	Y	N	9615 47TH AV SW
004	131530	0005	11/23/04	\$ 344,950	1080	240	7	1945	4	5610	Y	N	7301 CALIFORNIA AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 17**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	249320	0046	02/24/03	\$ 391,000	1080	560	7	1942	4	7473	Y	N	4211 SW SULLIVAN ST
004	234680	0500	12/16/03	\$ 429,900	1090	350	7	1954	3	10192	Y	N	9816 51ST AV SW
004	003400	1065	12/16/04	\$ 301,951	1100	0	7	1914	3	5000	N	N	8324 FAUNTLEROY WY SW
004	248720	0745	06/14/04	\$ 432,000	1100	220	7	1955	3	5000	Y	N	9405 45TH AV SW
004	431570	0660	05/18/04	\$ 319,500	1120	0	7	1978	4	4000	N	N	7141 47TH AV SW
004	249120	0460	03/02/04	\$ 425,000	1130	400	7	1917	4	6400	Y	N	8856 39TH AV SW
004	259420	0250	07/09/03	\$ 349,000	1130	800	7	1972	4	4917	Y	N	4504 SW 100TH ST
004	632900	0565	12/15/04	\$ 282,750	1130	150	7	1947	3	8100	N	N	3605 SW 112TH ST
004	916960	0275	07/20/04	\$ 587,000	1130	140	7	1932	3	37500	N	N	4328 SW TRENTON ST
004	176960	0155	06/08/04	\$ 270,000	1140	0	7	1943	3	10200	Y	N	11005 35TH AV SW
004	632900	0285	09/05/03	\$ 369,000	1150	450	7	1948	5	8100	N	N	11404 MARINE VIEW DR SW
004	710000	0075	03/18/03	\$ 234,500	1150	0	7	1948	3	8308	N	N	3735 SW 106TH ST
004	248770	0055	03/29/03	\$ 367,500	1170	770	7	1957	3	6555	Y	N	4515 SW TRENTON ST
004	710060	0035	05/28/03	\$ 299,000	1170	800	7	1948	4	6195	N	N	10822 37TH AV SW
004	003400	1620	06/01/04	\$ 535,000	1180	250	7	1939	3	9000	Y	N	8245 NORTHROP PL SW
004	884530	0045	07/31/03	\$ 425,000	1180	940	7	1950	3	6240	Y	N	7430 44TH AV SW
004	012303	9601	01/20/04	\$ 264,000	1190	380	7	1964	3	7448	N	N	3411 SW 106TH ST
004	029000	0065	11/26/03	\$ 359,950	1190	550	7	1947	3	6480	Y	N	4140 SW 109TH ST
004	122303	9207	07/22/04	\$ 299,950	1190	0	7	1958	3	8450	N	N	11462 35TH AV SW
004	632900	0465	06/11/03	\$ 231,000	1200	0	7	1947	3	8100	N	N	11247 37TH AV SW
004	790220	0021	06/24/04	\$ 479,000	1200	140	7	1942	4	11625	Y	N	10670 MARINE VIEW DR SW
004	176960	0020	04/05/04	\$ 275,000	1220	0	7	1952	4	6222	N	N	10822 36TH AV SW
004	248720	0920	01/27/04	\$ 362,650	1220	360	7	1951	3	5000	Y	N	9271 47TH AV SW
004	916960	0255	05/09/03	\$ 449,000	1220	1150	7	1947	3	8712	Y	N	8644 FAUNTLEROY PL SW
004	923890	0040	09/11/03	\$ 255,000	1230	0	7	1911	3	4920	N	N	4527 SW WEBSTER ST
004	248820	0415	03/10/03	\$ 389,000	1250	1200	7	1957	4	4400	N	N	4403 SW HENDERSON ST
004	038700	0090	08/19/04	\$ 285,000	1270	0	7	1954	3	7500	N	N	3201 SW 114TH ST
004	884530	0055	07/25/03	\$ 339,500	1280	570	7	1955	3	4600	N	N	4300 SW WEBSTER ST
004	248720	0610	05/29/03	\$ 425,000	1290	0	7	1950	3	10320	Y	N	9417 44TH AV SW
004	431570	0648	03/10/03	\$ 370,000	1290	0	7	1947	4	6395	N	N	7326 WRIGHT AV SW
004	502820	0020	11/29/04	\$ 324,000	1290	540	7	1958	3	6890	N	N	3460 SW 111TH ST

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**Area 17**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	632900	0295	01/15/04	\$ 255,000	1290	0	7	1947	3	8160	N	N	11405 37TH AV SW
004	131530	0126	06/29/04	\$ 424,000	1300	670	7	1975	4	5100	Y	N	7317 CALIFORNIA AV SW
004	431570	0575	04/29/04	\$ 309,990	1300	300	7	2004	3	1727	N	N	7321 A 47TH AV SW
004	511900	0220	05/28/03	\$ 315,650	1300	710	7	1963	4	8700	N	N	10849 34TH AV SW
004	012303	9652	05/07/03	\$ 290,000	1350	600	7	1987	3	8484	N	N	10609 31ST AV SW
004	176960	0269	12/07/04	\$ 284,500	1350	0	7	1956	4	6000	N	N	3608 SW 112TH ST
004	012303	9455	04/22/04	\$ 315,000	1360	680	7	1981	3	12957	N	N	11122 30TH PL SW
004	248770	0130	07/20/04	\$ 480,000	1360	800	7	1955	4	8000	N	N	4510 SW HENDERSON ST
004	678420	0075	03/10/04	\$ 259,950	1360	0	7	1948	3	6118	Y	N	10233 44TH AV SW
004	809840	0125	09/02/03	\$ 296,000	1370	200	7	1943	3	6600	Y	N	4105 SW 106TH ST
004	431570	0577	07/12/04	\$ 325,000	1380	260	7	2004	3	1669	N	N	7321 B 47TH AV SW
004	259530	0040	04/15/03	\$ 367,000	1400	0	7	2002	3	8160	N	N	9652 CALIFORNIA AV SW
004	176960	0136	04/23/04	\$ 296,900	1420	0	7	1959	4	7260	N	N	3532 SW 110TH ST
004	632900	0230	09/17/03	\$ 315,000	1420	0	7	1950	4	8100	N	N	11466 MARINE VIEW DR SW
004	923890	0660	08/18/03	\$ 539,950	1420	200	7	1919	3	6400	Y	N	7555 44TH AV SW
004	248720	0590	05/05/03	\$ 497,000	1430	650	7	1958	3	8520	Y	N	9440 45TH AV SW
004	248820	0170	04/28/04	\$ 290,000	1440	0	7	1927	3	4000	N	N	4309 SW CONCORD ST
004	431570	0579	04/29/04	\$ 344,990	1440	500	7	2004	3	1525	N	N	7321 C 47TH AV SW
004	234680	0300	01/13/04	\$ 388,000	1470	410	7	1913	4	13524	Y	N	9643 47TH AV SW
004	012303	9308	05/13/04	\$ 350,000	1480	730	7	1993	3	9804	N	N	10863 31ST AV SW
004	126150	0130	08/23/04	\$ 330,000	1510	330	7	1963	4	7303	N	N	10633 34TH AV SW
004	028700	0165	07/24/03	\$ 341,000	1540	630	7	1955	3	7214	Y	N	3918 SW ARROYO CT
004	790220	0025	05/24/04	\$ 569,900	1540	570	7	1959	4	7500	Y	N	4131 SW 107TH ST
004	432220	0190	07/22/03	\$ 300,000	1640	0	7	1967	3	4387	N	N	7316 BLAKE PL SW
004	012303	9403	10/18/04	\$ 335,000	1650	300	7	1976	3	7740	N	N	10855 31ST AV SW
004	923890	0770	04/23/03	\$ 385,000	1670	0	7	1926	4	4040	Y	N	7563 CALIFORNIA AV SW
004	003400	1675	05/15/03	\$ 610,000	1680	1030	7	2003	3	4800	Y	N	4326 SW SOUTHERN ST
004	012303	9587	04/21/04	\$ 315,000	1710	1150	7	1963	3	7540	N	N	3012 SW 110TH ST
004	176960	0130	08/11/04	\$ 318,000	1720	0	7	1957	4	8526	N	N	10833 36TH AV SW
004	126150	0010	06/14/04	\$ 289,500	1750	0	7	1962	3	7685	N	N	10620 35TH AV SW
004	038700	0160	11/03/03	\$ 292,500	1760	0	7	1954	4	6448	N	N	11421 34TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 17**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	126150	0120	07/23/04	\$ 309,000	1760	0	7	1963	3	7303	N	N	10641 34TH AV SW
004	923890	0765	11/12/03	\$ 599,000	1810	0	7	2002	3	4200	Y	N	7567 CALIFORNIA AV SW
004	012303	9640	06/03/03	\$ 299,950	1900	0	7	1981	3	7255	N	N	10623 31ST AV SW
004	932280	0160	05/28/04	\$ 455,000	1920	0	7	1937	3	10505	Y	N	10410 47TH AV SW
004	012303	9366	11/04/04	\$ 297,450	1950	0	7	1964	3	7995	N	N	10820 1/2 31ST AV SW
004	131530	0055	02/26/04	\$ 577,000	2140	0	7	1916	4	8023	Y	N	7320 44TH AV SW
004	249120	0561	12/16/04	\$ 469,950	2160	0	7	1916	4	9600	Y	N	9042 39TH AV SW
004	003400	1895	08/14/03	\$ 396,000	2280	0	7	2003	3	4320	Y	N	8213 CALIFORNIA AV SW
004	248370	0050	02/05/03	\$ 300,000	1020	300	8	1952	3	6000	N	N	8802 42ND AV SW
004	248370	0056	02/10/03	\$ 315,000	1020	300	8	1952	3	4680	Y	N	8812 42ND AV SW
004	251050	0035	08/21/03	\$ 290,000	1040	430	8	1953	3	8500	N	N	4089 SW BARTON ST
004	248720	0625	03/23/04	\$ 429,500	1090	1090	8	1951	4	7220	Y	N	9361 44TH AV SW
004	916960	0039	09/16/04	\$ 420,000	1100	530	8	1956	3	9883	N	N	8424 TILLCUM RD SW
004	248720	1206	03/20/03	\$ 332,105	1110	520	8	1976	3	8496	N	N	4608 SW WILDWOOD PL
004	248420	0135	07/06/04	\$ 425,000	1120	520	8	1954	3	12952	N	N	4000 SW DONOVAN ST
004	431570	0915	03/17/04	\$ 380,000	1130	930	8	1948	4	6500	N	N	7317 WRIGHT AV SW
004	916960	0115	09/03/04	\$ 501,500	1150	800	8	1954	3	6000	Y	N	8418 46TH AV SW
004	259420	0240	06/11/03	\$ 450,000	1160	550	8	1952	3	7569	Y	N	9848 46TH AV SW
004	632900	0200	07/13/04	\$ 579,000	1190	200	8	1949	3	14700	Y	N	11453 MARINE VIEW DR SW
004	248720	0740	08/24/04	\$ 507,500	1200	600	8	1940	4	5000	Y	N	9411 45TH AV SW
004	431570	0910	09/11/03	\$ 437,000	1200	0	8	1910	4	5200	N	N	7329 WRIGHT AV SW
004	916960	0181	12/14/04	\$ 540,000	1200	1140	8	1958	4	9497	Y	N	8423 TILLCUM RD SW
004	178150	0532	10/13/03	\$ 389,000	1210	270	8	1954	3	7000	Y	N	8644 39TH AV SW
004	248720	0615	05/28/03	\$ 480,000	1210	750	8	1950	3	5760	Y	N	9409 44TH AV SW
004	248370	0115	04/03/03	\$ 327,500	1240	420	8	1952	3	6000	Y	N	8886 42ND AV SW
004	432250	0100	04/13/04	\$ 335,000	1260	250	8	1954	4	5900	N	N	7550 FAUNTLEROY WY SW
004	932280	0025	04/20/03	\$ 1,100,000	1260	740	8	1988	4	16410	Y	Y	10411 MAPLEWOOD PL SW
004	012303	9585	05/19/04	\$ 324,950	1270	650	8	1963	3	9490	N	N	10817 31ST AV SW
004	259530	0005	04/25/03	\$ 518,500	1280	1280	8	1953	3	10318	Y	N	9604 CALIFORNIA AV SW
004	432270	0016	11/17/03	\$ 459,950	1280	540	8	1958	4	6175	N	N	7749 46TH AV SW
004	012303	9474	12/18/03	\$ 319,950	1290	900	8	1956	3	9324	N	N	10701 SEOLA BEACH DR SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	248370	0175	04/22/03	\$ 417,000	1290	430	8	1955	4	7200	Y	N	8845 42ND AV SW
004	352403	9108	06/26/03	\$ 430,000	1290	510	8	1942	3	9000	Y	N	7909 CALIFORNIA AV SW
004	003400	1380	05/21/03	\$ 435,000	1300	900	8	1953	3	15402	Y	N	8036 45TH AV SW
004	028700	0227	05/29/03	\$ 400,000	1300	0	8	1960	3	30300	Y	N	11066 ARROYO BEACH PL SW
004	432250	0155	06/25/04	\$ 382,000	1300	540	8	1956	3	5760	N	N	7729 45TH AV SW
004	248470	0120	02/18/03	\$ 357,500	1310	1050	8	1954	3	8400	N	N	4033 SW CONCORD ST
004	571500	0040	07/29/04	\$ 355,000	1310	470	8	1952	3	8512	N	N	3727 SW 107TH ST
004	176960	0196	05/28/04	\$ 350,000	1330	400	8	1957	3	5040	N	N	3621 SW 110TH ST
004	923890	0520	12/18/03	\$ 313,150	1340	0	8	1962	3	7500	N	N	7812 45TH AV SW
004	248370	0105	06/23/03	\$ 375,000	1350	250	8	1952	3	6000	Y	N	8874 42ND AV SW
004	511900	0040	09/09/03	\$ 295,000	1350	700	8	1961	3	7260	N	N	10823 32ND AV SW
004	721500	0020	11/01/04	\$ 390,000	1360	590	8	1963	4	7169	N	N	11048 MARINE VIEW PL SW
004	003400	1275	03/09/04	\$ 399,950	1370	1090	8	1952	4	6600	N	N	8050 46TH AV SW
004	248320	0060	07/21/04	\$ 515,000	1370	340	8	1952	3	6600	Y	N	9108 40TH AV SW
004	248420	0145	12/17/04	\$ 425,000	1380	700	8	1953	3	7000	Y	N	8706 40TH AV SW
004	923890	0085	07/11/03	\$ 364,500	1380	950	8	1955	3	5565	N	N	4600 SW AUSTIN ST
004	248370	0005	04/27/04	\$ 389,000	1400	320	8	1954	3	11700	Y	N	8922 41ST AV SW
004	248370	0132	05/12/04	\$ 405,000	1420	750	8	1954	3	5800	N	N	8915 41ST AV SW
004	248770	0005	10/27/03	\$ 386,250	1420	300	8	1953	3	7800	Y	N	8808 FAUNTLEROY WY SW
004	259420	0325	06/13/03	\$ 376,000	1420	1320	8	1978	4	7200	Y	N	9810 45TH AV SW
004	632900	0180	09/26/03	\$ 795,000	1426	830	8	1951	4	24000	Y	Y	11431 MARINE VIEW DR SW
004	248500	0100	06/03/04	\$ 539,000	1440	500	8	1960	4	7313	Y	N	8750 FAUNTLEE CREST SW
004	249120	0410	12/01/03	\$ 415,000	1440	0	8	1956	4	8385	Y	N	8806 39TH AV SW
004	176960	0061	10/08/04	\$ 544,000	1450	600	8	1952	5	7592	Y	N	10808 MARINE VIEW DR SW
004	248500	0046	04/27/04	\$ 459,950	1450	1120	8	1959	4	7200	Y	N	8653 FAUNTLEE CREST SW
004	028700	0235	11/06/03	\$ 485,000	1460	600	8	1951	4	10000	Y	N	11074 ARROYO BEACH PL SW
004	248500	0181	07/16/04	\$ 640,000	1460	800	8	1961	4	7500	Y	N	4236 SW DONOVAN ST
004	248720	0265	11/12/03	\$ 392,300	1490	1100	8	1963	3	6300	Y	N	9351 CALIFORNIA DR SW
004	248820	0400	02/06/03	\$ 319,950	1490	0	8	1954	3	6660	N	N	4402 SW DIRECTOR ST
004	916910	0090	11/12/04	\$ 405,000	1490	100	8	1930	3	4704	Y	N	8606 FAUNTLEROY WY SW
004	248320	0096	01/31/03	\$ 400,000	1500	600	8	1955	3	6600	Y	N	9008 40TH AV SW

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**Area 17**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	248370	0131	02/19/04	\$ 409,000	1520	1000	8	1954	4	6500	N	N	8921 41ST AV SW
004	923890	0665	04/01/03	\$ 625,000	1520	0	8	1953	4	9405	Y	N	7563 44TH AV SW
004	028700	0230	12/27/04	\$ 778,670	1540	800	8	1953	3	13260	Y	N	4146 SW ARROYO DR
004	251050	0030	07/24/03	\$ 395,000	1540	800	8	1958	3	9130	Y	N	4101 SW BARTON ST
004	923890	0065	08/18/04	\$ 305,000	1540	0	8	1961	3	7380	N	N	7516 FAUNTLEROY WY SW
004	248370	0190	01/08/04	\$ 480,000	1550	970	8	1952	3	7200	Y	N	8865 42ND AV SW
004	916910	0150	09/27/04	\$ 375,000	1580	160	8	1936	4	4592	Y	N	8652 FAUNTLEROY WY SW
004	923890	0405	12/16/03	\$ 329,000	1580	800	8	1954	3	6360	N	N	7822 FAUNTLEROY WY SW
004	012303	9572	05/05/03	\$ 399,950	1620	600	8	1977	4	7200	N	N	11058 31ST AV SW
004	916910	0155	06/24/03	\$ 385,000	1620	0	8	1937	3	5712	Y	N	8656 FAUNTLEROY WY SW
004	248720	0711	04/19/04	\$ 575,000	1640	1600	8	1948	4	12356	Y	N	9435 45TH AV SW
004	248770	0040	10/20/04	\$ 475,000	1640	0	8	1929	3	6400	Y	N	4502 SW CONCORD ST
004	916960	0302	10/25/04	\$ 454,000	1650	780	8	1960	3	8000	Y	N	4343 SW CLOVERDALE ST
004	721500	0050	09/08/03	\$ 391,000	1660	840	8	1964	4	7216	Y	N	11036 MARINE VIEW PL SW
004	022303	9312	10/19/04	\$ 743,820	1690	500	8	1999	3	10463	Y	N	10271 MAPLEWOOD PL SW
004	248290	0020	04/05/04	\$ 638,000	1690	1690	8	1964	4	7800	Y	N	8509 FAUNTLEE CREST SW
004	248720	1080	07/23/04	\$ 500,000	1710	240	8	1923	4	10000	N	N	9275 46TH AV SW
004	259420	0176	07/31/03	\$ 361,000	1760	0	8	1984	4	5544	N	N	9715 45TH AV SW
004	632900	0155	02/18/03	\$ 775,000	1800	0	8	1939	4	24300	Y	Y	11405 MARINE VIEW DR SW
004	352403	9139	04/16/04	\$ 550,000	1810	800	8	1949	4	8400	N	N	9348 FAUNTLEROY WY SW
004	234680	0051	12/03/04	\$ 485,000	1830	0	8	1966	4	11652	N	N	9706 50TH AV SW
004	431670	0070	11/03/03	\$ 747,000	1840	0	8	1911	4	6600	Y	N	7229 LEDROIT CT SW
004	248720	0325	03/08/04	\$ 480,000	1900	1280	8	1966	3	6080	Y	N	9314 CALIFORNIA DR SW
004	259420	0303	06/23/04	\$ 390,000	1910	0	8	1981	4	5520	N	N	9725 44TH AV SW
004	916960	0047	12/15/03	\$ 488,000	1950	1040	8	1979	3	8500	Y	N	8438 TILLCUM RD SW
004	923890	0867	11/24/03	\$ 490,000	1960	0	8	1993	3	5228	Y	N	4324 SW PORTLAND ST
004	248820	0030	06/24/03	\$ 410,000	1990	510	8	1992	3	4000	N	N	4324 SW CONCORD ST
004	916910	0105	10/26/04	\$ 450,000	1990	0	8	1931	3	4704	Y	N	8618 FAUNTLEROY WY SW
004	249320	0130	12/14/04	\$ 675,000	2030	180	8	1974	3	7717	Y	N	8471 42ND AV SW
004	248320	0215	12/10/03	\$ 525,000	2070	1670	8	1951	5	7300	Y	N	9117 40TH AV SW
004	249320	0120	10/15/03	\$ 801,000	2090	600	8	2000	3	7600	Y	N	8463 42ND AV SW

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004	511901	0080	04/15/03	\$ 399,000	2300	700	8	1986	3	7600	N	N	3005 SW 109TH ST
004	234680	0006	04/09/03	\$ 676,250	2430	0	8	1952	4	14025	N	N	9604 FAUNTLEROY WY SW
004	678420	0090	04/22/04	\$ 565,000	2480	0	8	1999	3	6800	Y	N	10220 MARINE VIEW DR SW
004	431570	1025	06/01/04	\$ 1,400,000	2480	510	8	1991	3	8250	Y	Y	7139 BEACH DR SW
004	003400	1855	12/15/03	\$ 599,000	2660	0	8	1996	3	4320	Y	N	8309 CALIFORNIA AV SW
004	234680	0532	10/25/04	\$ 1,150,000	3100	0	8	1992	3	9900	Y	Y	9843 51ST AV SW
004	916960	0289	12/01/04	\$ 550,000	1260	590	9	1972	4	7458	Y	N	8718 43RD PL SW
004	861260	0022	08/29/03	\$ 500,000	1300	1260	9	1965	3	7920	Y	N	8605 VASHON VIEW SW
004	248500	0005	11/08/03	\$ 520,000	1320	1030	9	1962	3	7140	Y	N	8737 FAUNTLLEE CREST SW
004	249320	0060	10/19/04	\$ 600,000	1350	740	9	1993	3	5551	Y	N	8411 42ND AV SW
004	916960	0200	04/27/04	\$ 760,000	1400	1400	9	1965	4	13152	Y	N	8471 TILLCUM RD SW
004	029000	0225	11/17/03	\$ 662,500	1460	570	9	1949	3	13430	Y	N	10855 44TH AV SW
004	249320	0063	09/30/03	\$ 585,000	1460	720	9	1993	3	6105	Y	N	8415 42ND AV SW
004	861260	0031	07/01/04	\$ 544,950	1510	650	9	1965	3	8475	Y	N	8600 VASHON VIEW SW
004	352403	9115	01/13/04	\$ 1,181,300	1536	1080	9	1947	5	7150	Y	Y	8913 FAUNTLEROY WY SW
004	248720	1100	04/01/04	\$ 530,000	1610	880	9	1998	3	5177	N	N	4607 SW WILDWOOD PL
004	176960	0059	07/17/03	\$ 675,000	1690	0	9	1964	5	11580	Y	N	10823 MARINE VIEW DR SW
004	233380	0027	08/21/03	\$ 875,000	1715	0	9	1997	3	16687	Y	Y	10125 51ST AV SW
004	932280	0205	07/24/03	\$ 840,000	1760	1760	9	1946	3	13500	Y	N	10455 MARINE VIEW DR SW
004	248770	0175	05/07/03	\$ 515,000	1880	0	9	1985	3	8202	Y	N	9016 FAUNTLEROY WY SW
004	248720	1137	11/20/03	\$ 392,000	1900	0	9	1999	3	2500	N	N	9268 46TH AV SW
004	234680	0510	11/30/04	\$ 700,000	1984	0	9	2000	3	10300	Y	N	9828 51ST AV SW
004	916910	0305	08/20/03	\$ 700,000	2020	777	9	2003	3	6742	Y	N	8639 FAUNTLEROY PL SW
004	916910	0307	02/12/03	\$ 733,000	2020	777	9	2003	3	6036	Y	N	8635 FAUNTLEROY PL SW
004	259420	0600	11/12/04	\$ 625,000	2040	480	9	1969	3	9000	Y	N	9615 CALIFORNIA AV SW
004	176960	0263	07/21/03	\$ 417,000	2110	0	9	1998	3	7300	N	N	3622 SW 112TH ST
004	003400	1337	06/11/04	\$ 540,000	2110	0	9	2004	3	3832	N	N	4514 SW HEMLOCK WY
004	431670	0041	08/05/04	\$ 605,000	2150	100	9	1990	4	4038	Y	N	7051 H LINCOLN PARK WY SW
004	003400	1215	10/27/04	\$ 835,000	2210	890	9	2004	3	5933	Y	N	4421 SW ROSE ST
004	916910	0015	07/07/03	\$ 500,000	2240	240	9	1933	4	9430	N	N	8422 FAUNTLEROY WY SW
004	003400	1095	04/22/04	\$ 599,430	2330	820	9	2004	3	4000	N	N	8323 46TH AV SW

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**Area 17**  
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004	352403	9046	07/25/03	\$ 600,000	2340	490	9	2002	3	6000	Y	N	4334 SW CONCORD ST
004	248720	0938	05/09/03	\$ 700,000	2350	880	9	2002	3	5000	Y	N	9251 47TH AV SW
004	916960	0195	12/13/04	\$ 585,000	2410	200	9	1985	3	6764	Y	N	4360 SW CLOVERDALE ST
004	249120	0490	12/17/04	\$ 858,000	2420	1110	9	1991	3	5509	Y	N	8831 38TH AV SW
004	029000	0045	05/15/03	\$ 680,000	2520	930	9	1988	3	8092	Y	N	10725 MARINE VIEW DR SW
004	248720	1271	10/24/03	\$ 1,163,250	2590	900	9	1974	4	25850	Y	Y	9119 FAUNTLEROY WY SW
004	003400	1220	10/26/04	\$ 871,000	2620	750	9	2004	3	4455	Y	N	4421 SW ROSE ST
004	916910	0260	06/30/04	\$ 775,000	2630	810	9	2000	3	5000	Y	N	8644 46TH AV SW
004	248820	0005	02/26/04	\$ 662,000	2720	160	9	2003	3	4850	Y	N	8810 45TH AV SW
004	234680	0260	09/28/04	\$ 625,000	2730	0	9	1908	4	11285	Y	N	9674 50TH AV SW
004	234680	0050	08/02/04	\$ 745,230	3090	0	9	1965	5	9480	N	N	9712 50TH AV SW
004	932280	0343	12/05/03	\$ 768,300	1400	1340	10	1989	3	42253	Y	N	10447 47TH AV SW
004	916960	0064	09/19/03	\$ 820,000	1480	720	10	1989	3	21000	Y	N	8433 CALIFORNIA AV SW
004	790220	0050	06/30/03	\$ 664,000	1930	800	10	1942	5	11700	Y	N	10718 MARINE VIEW DR SW
004	248770	0115	10/07/03	\$ 578,000	2150	0	10	2002	3	3700	N	N	4532 SW HENDERSON ST
004	916960	0175	04/18/04	\$ 900,000	2200	2030	10	1968	5	13950	Y	N	4364 SW CLOVERDALE ST
004	932280	0341	09/15/03	\$ 881,020	2300	770	10	1994	3	22220	Y	N	10405 47TH AV SW
004	022303	9295	07/08/04	\$ 899,000	2370	820	10	2004	3	18060	Y	N	10008 47TH AV SW
004	916960	0291	12/29/03	\$ 1,226,000	2880	1380	10	2003	3	9660	Y	N	4300 SW DONOVAN ST
004	248720	0360	03/01/04	\$ 1,150,000	3500	1200	10	1999	3	9934	Y	N	9355 CALIFORNIA AV SW

**Improved Sales Removed from this Annual Update Analysis**

**Area 17**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	003700	0040	03/28/03	\$233,100	TEAR DOWN
003	003700	0085	05/28/04	\$150,000	BUILDING CONDITION POOR
003	003700	0430	01/10/03	\$185,000	DIAGNOSTIC OUTLIERS
003	004900	0055	12/16/03	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	004900	0077	11/19/03	\$145,000	NO MARKET EXPOSURE
003	025400	0155	11/30/04	\$55,367	QUIT CLAIM DEED
003	025400	0460	03/11/03	\$187,000	EXTREME RATIOS
003	025400	0525	06/03/04	\$300,000	RELOCATION - SALE BY SERVICE
003	025400	0525	05/27/04	\$300,000	RELOCATION - SALE TO SERVICE
003	025400	0580	04/10/03	\$188,900	FORCED SALE
003	190960	0175	10/19/03	\$98,900	EXTREME RATIOS
003	190960	0192	10/31/03	\$34,920	EXTREME RATIOS
003	190960	0192	10/31/03	\$34,920	EXTREME RATIOS
003	245840	0040	12/03/03	\$154,377	DIAGNOSTIC OUTLIERS
003	245840	0100	09/13/04	\$339,000	DIAGNOSTIC OUTLIERS
003	245840	0150	09/20/04	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	245840	0250	10/11/04	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	245840	0410	09/09/03	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	249120	1230	10/07/03	\$119,192	EXTREME RATIOS
003	249120	1282	11/10/04	\$254,950	DIAGNOSTIC OUTLIERS
003	249120	1284	07/30/04	\$251,000	DIAGNOSTIC OUTLIERS
003	249120	1286	08/06/04	\$270,000	DIAGNOSTIC OUTLIERS
003	259530	0115	07/08/03	\$278,000	OBSOLESCENCE CODED
003	259530	0145	06/23/04	\$287,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	285860	0036	06/30/03	\$220,000	NO MARKET EXPOSURE
003	289560	0105	10/08/04	\$352,000	DIAGNOSTIC OUTLIERS
003	289560	0395	09/23/03	\$130,000	NO MARKET EXPOSURE
003	289560	0410	03/25/03	\$56,648	PARTIAL INTEREST (103, 102, Etc.)
003	312380	0040	02/18/03	\$369,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	312380	0181	09/26/03	\$376,500	NO MARKET EXPOSURE
003	312380	0210	01/06/03	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	312380	0220	08/16/04	\$475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	312380	0330	07/13/04	\$74,500	EXTREME RATIOS
003	533820	0055	06/07/04	\$275,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	533820	0070	07/07/04	\$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	571560	0030	02/13/04	\$125,777	QUIT CLAIM DEED
003	745400	0020	09/11/04	\$125,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	745400	0175	11/11/04	\$201,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	745400	0305	02/06/04	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	745400	0465	06/23/03	\$143,000	NO MARKET EXPOSURE
003	745400	0650	08/13/03	\$32,752	EXTREME RATIOS
003	745400	0740	11/20/03	\$210,000	DIAGNOSTIC OUTLIERS
003	745400	0750	07/06/04	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	745400	0820	10/07/03	\$2,871	QUIT CLAIM DEED
003	745400	0880	12/28/04	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis**

**Area 17**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	745400	0930	12/08/04	\$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	745400	1145	05/20/04	\$200,000	DIAGNOSTIC OUTLIERS
003	745400	1175	08/13/04	\$111,204	QUIT CLAIM DEED
003	745400	1195	04/17/03	\$89,348	EXTREME RATIOS
003	811860	0355	07/15/04	\$206,950	BANKRUPTCY - RECEIVER OR TRUSTEE
003	935700	0070	03/14/03	\$190,000	DIAGNOSTIC OUTLIERS
003	935700	0170	04/15/03	\$206,450	NO MARKET EXPOSURE
003	935700	0275	12/11/03	\$221,000	NON-REPRESENTATIVE SALE
003	935700	0360	11/03/03	\$100,000	TEAR DOWN
003	935700	0360	01/20/04	\$169,000	BUILDING CONDITION POOR
003	935700	0420	07/10/03	\$239,000	NO MARKET EXPOSURE
003	935700	0735	08/22/04	\$145,000	QUIT CLAIM DEED
003	935700	0780	02/13/03	\$125,000	EXTREME RATIOS
003	935700	1065	04/17/03	\$193,000	NO MARKET EXPOSURE
004	003400	1335	06/04/04	\$710,000	PARTIAL INTEREST (103, 102, Etc.)
004	003400	1535	10/15/04	\$235,000	QUIT CLAIM DEED
004	003400	1850	02/13/04	\$270,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
004	003400	1860	05/08/03	\$349,000	DIAGNOSTIC OUTLIERS
004	012303	9256	11/14/03	\$550,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
004	012303	9256	10/30/03	\$355,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
004	012303	9383	04/10/03	\$165,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
004	012303	9470	01/13/04	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	012303	9470	09/19/03	\$248,455	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	012303	9564	05/13/04	\$219,000	QUIT CLAIM DEED
004	012303	9572	09/22/04	\$177,000	QUIT CLAIM DEED
004	012303	9585	03/18/04	\$74,000	EXTREME RATIOS
004	022303	9029	04/02/04	\$759,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
004	022303	9169	07/29/03	\$493,000	DIAGNOSTIC OUTLIERS
004	022303	9177	03/24/03	\$599,000	DIAGNOSTIC OUTLIERS
004	022303	9210	05/21/04	\$319,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	022303	9226	09/02/03	\$368,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	022303	9227	06/22/04	\$460,000	UNFINISHED AREA CODED
004	022303	9295	08/08/03	\$350,000	EXTREME RATIOS
004	022303	9303	03/05/03	\$800,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	022303	9303	03/05/03	\$800,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	028400	0225	08/26/04	\$649,900	UNFINISHED AREA CODED
004	028700	0075	12/02/03	\$540,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
004	028700	0228	09/20/04	\$480,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	029000	0250	02/22/03	\$400,000	DIAGNOSTIC OUTLIERS
004	038700	0045	10/10/03	\$237,060	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
004	038700	0115	08/01/03	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	176960	0051	12/10/04	\$419,947	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	176960	0097	05/30/03	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	176960	0098	10/22/03	\$242,000	DIAGNOSTIC OUTLIERS
004	176960	0157	11/30/04	\$264,000	DIAGNOSTIC OUTLIERS

***Improved Sales Removed from this Annual Update Analysis***

**Area 17**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
004	176960	0265	03/25/03	\$345,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
004	233380	0056	09/24/04	\$832,000	DIAGNOSTIC OUTLIERS
004	234680	0200	04/28/03	\$465,000	NO MARKET EXPOSURE
004	248290	0070	05/03/04	\$657,500	DIAGNOSTIC OUTLIERS
004	248320	0040	08/19/04	\$515,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	248320	0215	05/27/03	\$340,000	NON-REPRESENTATIVE SALE
004	248420	0215	04/19/04	\$100,000	QUIT CLAIM DEED
004	248500	0046	02/14/03	\$360,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
004	248720	0085	11/10/03	\$220,000	QUIT CLAIM DEED
004	248720	0085	11/10/03	\$220,000	QUIT CLAIM DEED
004	248720	0235	11/29/04	\$260,000	DIAGNOSTIC OUTLIERS
004	248720	0995	01/10/03	\$25,199	QUIT CLAIM DEED
004	248720	1235	04/28/03	\$600,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
004	248720	1235	03/15/04	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	248720	1235	04/28/03	\$600,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
004	248720	1235	03/15/04	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	248720	1255	04/16/03	\$1,625,000	DIAGNOSTIC OUTLIERS
004	248720	1255	04/16/03	\$1,625,000	DIAGNOSTIC OUTLIERS
004	248770	0230	05/30/03	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	248820	0075	04/12/04	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	248820	0180	03/20/03	\$380,000	EXTREME RATIOS
004	248820	0231	09/17/03	\$370,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
004	248820	0350	11/21/03	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	249320	0090	06/16/03	\$769,000	DIAGNOSTIC OUTLIERS
004	259420	0227	04/24/03	\$556,500	NO MARKET EXPOSURE
004	259420	0227	04/24/03	\$556,500	DIAGNOSTIC OUTLIERS
004	259420	0435	01/15/03	\$220,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
004	259420	0590	05/12/03	\$375,000	NON-REPRESENTATIVE SALE
004	259780	0020	05/05/03	\$479,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
004	352403	9029	08/18/04	\$835,000	DIAGNOSTIC OUTLIERS
004	352403	9051	04/15/03	\$162,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	352403	9133	10/26/04	\$378,750	EXTREME RATIOS
004	352403	9133	09/02/04	\$225,000	EXTREME RATIOS
004	352403	9135	01/28/03	\$1,075,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	352403	9155	11/04/03	\$450,000	NO MARKET EXPOSURE
004	352403	9200	04/17/03	\$544,400	NO MARKET EXPOSURE
004	384460	0015	04/15/04	\$229,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	431570	0630	03/10/04	\$449,000	DIAGNOSTIC OUTLIERS
004	431570	0695	07/22/03	\$257,500	RELATED PARTY, FRIEND, OR NEIGHBOR
004	431570	0705	08/08/03	\$97,867	QUIT CLAIM DEED
004	431570	1010	06/29/04	\$200,000	QUIT CLAIM DEED
004	431570	1010	06/29/04	\$200,000	QUIT CLAIM DEED
004	431670	0032	05/12/03	\$117,289	QUIT CLAIM DEED
004	431670	0036	09/09/03	\$420,000	DIAGNOSTIC OUTLIERS
004	431670	0070	10/16/03	\$747,000	RELOCATION - SALE TO SERVICE

***Improved Sales Removed from this Annual Update Analysis*****Area 17****(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
004	431670	0152	11/05/04	\$491,000	DIAGNOSTIC OUTLIERS
004	502820	0020	11/29/04	\$324,000	RELOCATION - SALE BY SERVICE
004	515470	0030	09/28/04	\$481,500	DIAGNOSTIC OUTLIERS
004	632900	0037	01/27/03	\$124,123	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	632900	0050	03/12/03	\$262,000	QUIT CLAIM DEED
004	632900	0050	03/12/03	\$262,000	QUIT CLAIM DEED
004	632900	0315	10/22/03	\$90,800	QUIT CLAIM DEED
004	632900	0495	09/28/04	\$46,610	QUIT CLAIM DEED
004	632900	0555	05/14/03	\$115,000	EXTREME RATIOS
004	632900	0570	05/11/04	\$310,000	DIAGNOSTIC OUTLIERS
004	632900	0630	06/26/03	\$225,225	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
004	632900	0715	08/27/03	\$229,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
004	632900	0715	06/24/03	\$93,557	EXTREME RATIOS
004	710000	0170	12/12/03	\$258,350	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
004	790220	0010	12/09/04	\$113,210	QUIT CLAIM DEED
004	790220	0120	09/19/03	\$422,269	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
004	809840	0260	04/23/03	\$312,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
004	809840	0300	02/11/03	\$375,000	DIAGNOSTIC OUTLIERS
004	916960	0125	03/25/04	\$90,990	QUIT CLAIM DEED
004	923890	0015	07/30/04	\$479,950	RELOCATION - SALE BY SERVICE
004	923890	0015	06/18/04	\$479,950	RELOCATION - SALE TO SERVICE
004	923890	0115	10/25/04	\$390,000	DIAGNOSTIC OUTLIERS
004	923890	0800	01/14/04	\$22,800	QUIT CLAIM DEED
004	923890	0830	04/30/03	\$330,000	DIAGNOSTIC OUTLIERS
004	932280	0010	07/22/04	\$1,900,000	DIAGNOSTIC OUTLIERS
004	932280	0010	07/22/04	\$1,900,000	DIAGNOSTIC OUTLIERS
004	932280	0215	01/15/03	\$775,000	PERCENT COMPLETE CODED
004	932280	0225	07/24/03	\$1,100,000	DIAGNOSTIC OUTLIERS

***Vacant Sales Used/ Considered in this Annual Update Analysis***  
**Area 17**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
004	352403	9022	04/14/04	\$249,950	6000	Y	N
004	923890	0515	07/22/03	\$125,000	7500	N	N
004	932280	0165	05/28/04	\$175,000	9904	Y	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 17**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	003400	1338	10/28/04	\$451,500	DIAGNOSTIC OUTLIERS
007	003400	1360	07/30/04	\$189,750	DIAGNOSTIC OUTLIERS
007	022303	9188	09/15/03	\$135,000	NON-REPRESENTATIVE SALE
007	190410	0273	06/20/03	\$130,000	DIAGNOSTIC OUTLIERS
007	248720	0380	03/02/04	\$120,000	DIAGNOSTIC OUTLIERS
007	248720	0510	12/10/04	\$122,500	RELATED PARTY, FRIEND, OR NEIGHBOR
007	248720	1365	02/17/04	\$252,000	MULTI-PARCEL SALE
007	289560	0200	11/10/03	\$280,000	TEAR DOWN
007	289560	0200	08/17/04	\$425,000	LAND WITH NEW IMP
007	289560	0205	06/28/04	\$425,000	DIAGNOSTIC OUTLIERS
007	861260	0030	04/18/03	\$25,000	NON-REPRESENTATIVE SALE
007	923890	0525	05/06/04	\$155,000	BUILDER SALE



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE:      January 31, 2005

TO:           Residential Appraisers

FROM:        Scott Noble, Assessor

SUBJECT:     2005 Revaluation for 2006 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr